



September 26, 2006

**SUBJECT:** **2005-0106 – The Ridgecrest Group** [Applicant] **Omid Shakeri** [Owner]: Application for related proposals on a 29,250 square-foot site located at **574 Bobolink Circle** in a R-0/S (Low-Density Residential/Single Story) Zoning District. (Negative Declaration) (APN: 309-02-034);

Introduction of an Ordinance **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story) Zoning District;

Motion **Special Development Permit** to construct four single-family homes, and

Motion **Parcel Map** to subdivide one lot into four lots.

**REPORT IN BRIEF**

**Existing Site Conditions** One single-family home and two accessory buildings

**Surrounding Land Uses**

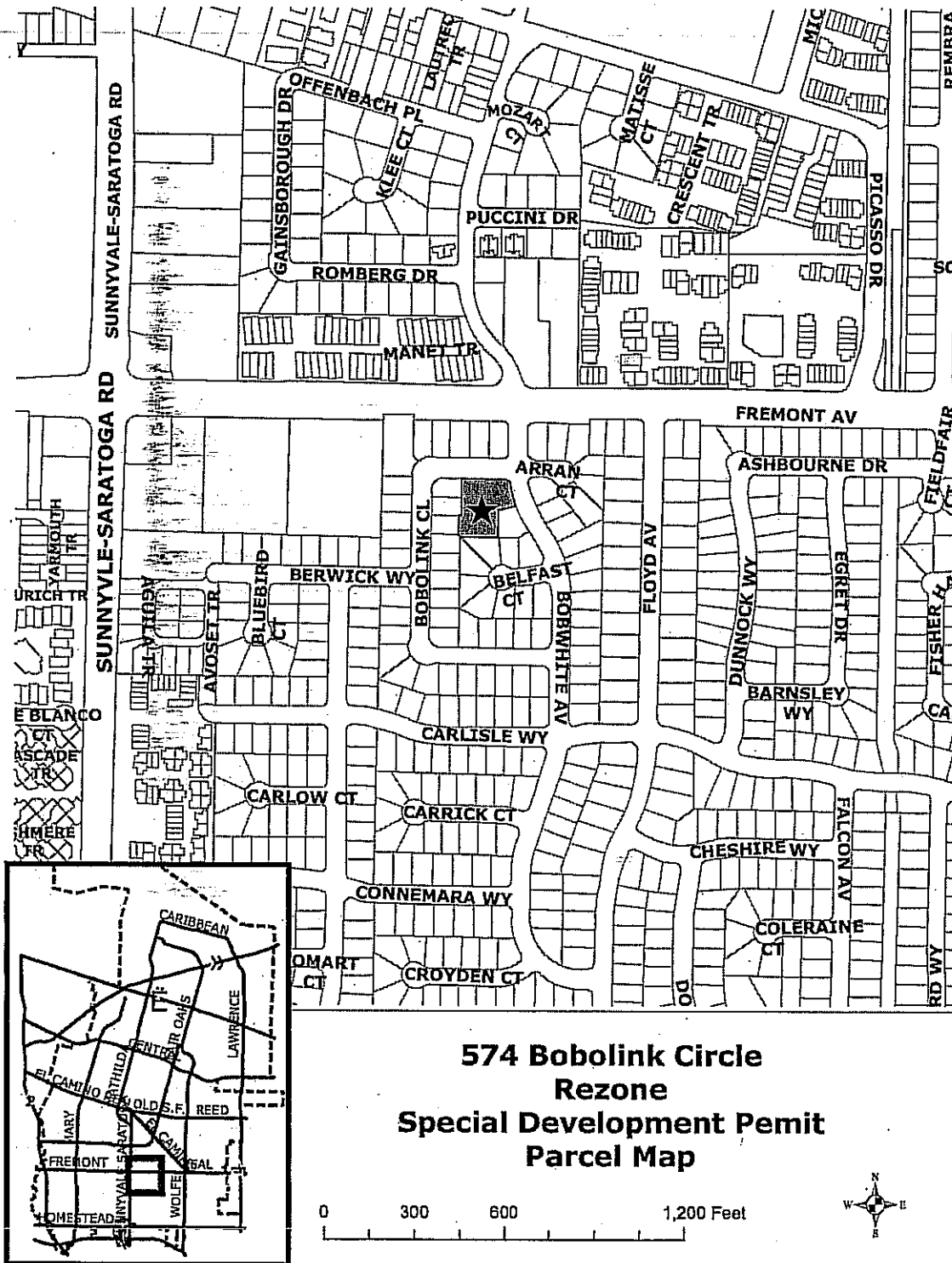
North	Residential
South	Residential
East	Residential
West	Residential

**Issues** Size of homes, On-site circulation, Neighborhood Compatibility

**Environmental Status** A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Planning Commission Recommendation** Approve with minor modifications.

**Staff Recommendation** Approve in accordance with Planning Commission Action



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Low Density Residential	Low Density Residential	Low Density Residential
<b>Zoning District</b>	R-0/S	R-0/PD/S	Rezone
<b>Lot Size (s.f.)</b>	29,517	Parcel 1: 7,240.0 Parcel 2: 7,849.5 Parcel 3: 7,149.5 Parcel 4: 7,282.0	6,000 min.
<b>Gross Floor Area (s.f.)</b>	4,384	Unit 1: 3,020 Unit 2: 2,989 Unit 3: 2,405 Unit 4: 2,390 Total 10,804	Per SPD
<b>Lot Width</b>	152'	Parcel 1 (interior): 72' Parcel 2 (corner): 62' Parcel 3 (interior): 75' Parcel 4 (interior): 75'	57' interior 62' corner
<b>Lot Depth</b>	197.5'	92.24'-125.45'	None
<b>Lot Coverage (%) and Floor Area Ratio (FAR)</b>	15%	Parcel 1: 41.7% Parcel 2: 38.0% Parcel 3: 33.6% Parcel 4: 32.8%	45% max. without PC Review
<b>No. of Units</b>	1	4	4 max.
<b>Density (units/acre)</b>	1.5	6.0	7.0 max.
<b>Building Height (ft.)</b>	15	20'	17 max.
<b>No. of Stories</b>	1	1	1 max.
<b>Setbacks (Facing Property)</b>			
<b>Front</b>	35'	Front Units- 20'	20' min.
<b>Reducible Front</b>	74'	9'	9' min.
<b>Left Side</b>	23'	Parcel 4- 8'	8' min.
<b>Right Side Parcel 4 (Between Parcels 3&amp;4)</b>	N/A	4'	4' min.
<b>Right Side</b>	36'	Parcel 1- 4' Parcel 3- 8'	Parcel 1- 4' min. Parcel 4- 8' min.
<b>Left Side Parcel 3 (Between Parcels 3&amp;4)</b>	N/A	4'	4' min.
<b>Rear</b>	45'	20'	20' min.

Parking			
Total Spaces	6	2 covered and 2 uncovered per unit	2 covered and 2 uncovered per unit

\* As measured from the top of curb at Bobolink Circle, not from existing grade on site.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

## ANALYSIS

### Description of Proposed Project

The applicant proposes to demolish the existing house and accessory structures on a 2/3 acre (29,517 square feet) site and build four new single-family detached homes. The existing home was built in the 1930's and is not listed on the City's Heritage Resource Inventory. The project includes an application to rezone the site to Planned Development, which does not change the existing permitted maximum density of the site, but does allow relief from specified zoning standards. In addition to the rezone request, a Special Development Permit for design and layout of the site and homes and a tentative subdivision map to delineate property dimensions are included as part of the overall application (See Site Plan in Attachment D).

The project includes a new private driveway from Bobolink Circle to serve all four units. The front two units will have side-loading garages and uncovered parking spaces off the private driveway. Each unit has the required two covered and two uncovered parking spaces.

The proposed homes exceed the 17 foot height limitation as measured from the top of curb. The site rises approximately 2 feet at the back of the sidewalk, and then continues to rise to the back of the property because the on-site drainage pattern is from back to front. The finished floor of the existing home is 4 feet higher than the top of curb and is approximately 20 feet in height. The proposed homes are placed at similar grades as existing and rise to 17 feet with a moderate roof pitch. The heights of the proposed homes will not exceed that of the existing house on site.

*reads as floor is 20' in height*

These four bedroom homes range in size from 1,960 to 2,591 square feet with two-car garages of 430 to 445 square feet (total size range from 2,390 to 3,020 square feet). There are no additional guest parking spaces as part of the application.

The project does not meet the following requirement:

- The required street frontage for Parcels 3 and 4 (7'6" instead of the required 57'0").
- Building height of 20' from top of curb exceeds the required 17'.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2002-0205	Rezone to Single Story Combining District	Approved	06/11/02

**Planning Commission Hearing:** A Planning Commission public hearing was held regarding this proposal on August 14, 2006. The proposal was approved 5-1. At the public hearing, several neighbors expressed serious concerns about the number of units proposed for the site, the height of the new homes and the additional traffic that would be generated, especially as it relates to safety. Minutes from this meeting can be reviewed in Attachment K.

The project was originally scheduled to be heard by the Planning Commission on July 11, 2005, but was continued at the applicant's request in order to meet with staff and the neighbors to consider redesign options. The applicant has redesigned the project by reducing the size of the units and the number of driveways exiting the site. The neighbors were re-noticed of the August 14, 2006 Planning Commission hearing.

### **Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

### **Rezoning**

**Change Under Consideration:** R-0/S to R-0/PD/S.

**Discussion of Rezoning:** The applicant is requesting a Planned Development Combining District (PD) in conjunction with the R-0/S zoning for the site. The request does not change the permitted density of the site, but is used to allow for flexibility in meeting the City's development standards.

Sunnyvale's 1998 Guidelines for PD Zoning:

- *To facilitate development or redevelopment of a site to improve the neighborhood.* The site is under-utilized pursuant to the existing zoning standards. Only two units would be permitted without the PD zoning because the minimum street frontage would not be able to be met for the rear units.
- *To allow for a proposed use that is compatible with the neighborhood but requires deviations from development standards for a successful project.* The proposed use of detached single-family homes is compatible with the neighborhood. The size and density, as currently designed, is consistent with the zoning setbacks and is compatible with the neighborhood.
- *To allow for the development and creation of lots that are less than the minimum size required in the base zoning district.* The lots meet the zoning standards for R-O zoning.

### **Special Development Permit**

**Site Layout:** The application is to allow the creation of four lots which meet the minimum lot size, but requires a deviation because the two internal lots (Parcels 3 and 4) do not meet the required street frontage requirements. This deviation manifests itself in the creation of a shared driveway for all the lots. This shared driveway takes access from Bobolink Circle. The original project included three driveways along the approximately 140' length of Bobolink Circle where no driveway now exists. After meeting with neighbors and staff, the applicant revised the plan to include only one driveway exiting onto Bobolink Circle.

The original application also required a deviation because the amount of paved area in the required front yards of Parcels 3 and 4 exceed 50%. Staff has removed the 50% requirement for paved area on the two rear lots because the area originally considered in the paved area does not actually interact with the streetscape of Bobolink Circle, which is the original intent of the 50% paved area requirement. The main purpose of the 50% paved area requirement was to ensure residential neighborhoods had a landscaped feel, and to not have an excess amount of paved area.

The proposal is an infill development and would replace one existing 4,384 square foot single-family home with four new homes totaling 10,804 square feet (instead of the originally proposed 12,042 square feet). The applicant states that several project layouts were considered (Attachment F, which includes the original proposal), but that the proposed project best balances the site constraints with the project budget. The original design included the same number, but larger, homes. Staff was concerned with the original design

because, although the proposed lots met the minimum size requirements, staff determined that the size of each home on those lots constrained the overall site layout as each home was basically designed to the minimum setback standard. The result was a layout with three driveways exiting on one street frontage, difficult on-site circulation, possible impacts on existing on and off-site trees and the requirement for a front yard deviation for the rear two homes.

The new design has reduced the size of each home 232-379 square feet. The revised design also includes the following:

- Less building mass for Unit 1 along the right property line
- Off-set driveways for Units 3 and 4 to assist the on-site circulation
- Greater rear setback for Unit 4

**Neighborhood Compatibility:** The subject property and the Bobolink Circle neighborhood have an "S" Combining Zoning designation, which limits development to single-story homes no greater than 17' high. In 2002 a majority of the neighbors voted for and the City Council approved the rezone to include this zoning restriction in order to maintain their privacy and to preserve the single-family character of the neighborhood. The single-story designation expires in seven years (2009), unless a renewal of the zone is approved by Council. Subsequent renewals will not expire. The proposed project includes lots similar in size to the existing neighborhood, but has homes greater in size than those existing in the "S" zoning district. The following table compares the proposed project to nearby existing "S" zoning district properties of Bobolink Circle:

Lot and House Size of Bobolink Circle Single-story Properties (sq. ft.)					
	Street	Lot Size	House	Garage	Total
575	Bobolink	7500	2172	500	2672
571	Bobolink	8125	1879	424	2303
567	Bobolink	8125	1555	500	2055
563	Bobolink	7380	1880	500	2380
559	Bobolink	8060	2149	500	2649
1315	Bobolink	6000	1468	537	2005
1323	Bobolink	6000	1564	500	2064
1329	Bobolink	6000	1564	500	2064
1335	Bobolink	6500	1936	420	2356
1341	Bobolink	6500	1564	500	2064
1316	Bobolink	6825	1555	500	2055
1324	Bobolink	6300	1555	500	2055
1330	Bobolink	6305	1564	500	2064
1336	Bobolink	6615	1555	500	2055
1342	Bobolink	6300	1564	500	2064
1348	Bobolink	6300	1555	500	2055

Lot and House Size of Bobolink Circle Single-story Properties (sq. ft.)					
Lot #	Street	Lot Size	House	Garage	Total
1354	Bobolink	6825	1858	420	2278
1360	Bobolink	6825	2270	420	2690
1366	Bobolink	6825	1662	500	2162
1368	Bobolink	7245	1994	500	2494
1372	Bobolink	6000	1564	500	2064
1374	Bobolink	6000	1530	500	2030
1376	Bobolink	6000	1564	500	2064
1380	Bobolink	6500	1564	500	2064
		6711	1712	488	2200

Average

Lot and House Size of Proposed Project (sq. ft.)					
Parcel	Street	Lot Size	House	Garage	Total Home Size
Parcel 1	Bobolink	7240	2591	430	3020
Parcel 2	Bobolink	7849.5	2559	430	2989
Parcel 3	Bobolink	7149.5	1960	445	2405
Parcel 4	Bobolink	7282	1960	430	2390
		7380	2268	434	2701

Average

As can be seen from the tables above, the proposed average home sizes are 500 square feet larger in size than the existing neighborhood with an average FAR of 36.6% compared to the neighborhood average of 32%. Three homes in the single-story area are similar size to the proposed averages. As with the original design, the front two homes would be the largest found in the neighborhood.

A larger neighborhood comparison is shown in detail in Attachment E, and shows that the proposed project has similar sized lots to those found in the neighborhood and homes over 525 square feet larger, resulting in a difference in FAR of 31.2% to 36.6% for the proposed project.

**Stormwater Management:** The project would have more than 10,000 square feet of impervious surface; therefore it is subject to Stormwater Management Best Practices (BMP) for Group I or Group II projects. A recommended condition of approval directs that roof drains be directed to landscape areas rather than directly to storm drains and include BMPs to the extent practicable for other impervious surfaces on the site.

**Easements and Undergrounding:** The existing utilities run overhead along the rear of the adjacent properties and would not need to be placed underground for the proposed project. The service drops for each proposed unit would, however, need to be placed underground.



**Architecture:** The project proposes two nearly identical home types which are located adjacent to each other. The homes will have four different roof color patterns along with different color schemes for each home. The primary exterior material is stucco. Each home includes a raised floor foundation of 24 inches, and a height of 17 foot measured from existing grade.

The following Guidelines were considered in the analysis of the project architecture:

Single Family Design Techniques and Land Use and Transportation Element	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The homes proposed along Bobolink Circle are similar in orientation to the existing neighborhood. The two rear units would have a unique orientation because they would be accessed by a shared driveway and would not have direct street frontage.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood	The, proposed homes would be single-story and similar in style to the existing neighborhood, with the front two homes larger than the homes in the vicinity.
2.2.3 Design homes to respect their immediate neighbors	The neighbors on all sides back up to the proposed project, so their rear yards would be adjacent to the side yards of the proposed homes. Staff has worked with the applicant to increase the side yard setback as much as possible with the current house plans.
Land Use Element C.9 Define building entries by use of human scale architecture elements such as arches, posts, awnings, etc. Orient main entries toward public streets.	The proposed homes meet the single-story requirements and the homes have been designed in scale with that height. Two of the units are oriented toward the public street, but two would have only driveway frontage.

**Landscaping:** The applicant has prepared an arborist's report (Attachment G) that describes the current landscaping on the property. According to the report, the site currently has many existing trees that could be affected by the

project. According to the City Arborist, it is reasonable to allow the 56" fig tree, 37" almond and 37" apricot to be removed as part of this proposal given the type of trees and value. According to the applicant, no other trees are proposed to be removed. There are some trees that fall outside of the planned home footprint, and these should be preserved with the tree protection plans requirement included in the conditions of approval. Tree removals are subject to the conditions listed in the Conditions of Approval.

There is also a large oak tree in the rear of the property adjacent to proposed Parcel 3 that includes a canopy that extends into the subject property. The arborist's report describes the oak tree as 40" in diameter, 40' tall with a spread of 80'. The report states that the tree extends into the proposed home foundation area which "may or (may not) have an adverse effect on the health of the tree" and that damage to the root zone is not recommended. Staff recommends avoidance of the drip line in order to best protect the tree. This would require the home layout to be revised. If that is not possible, the foundation design would need to include measures to protect the tree roots.

The following Guidelines were considered in analysis of the project landscaping.

Single Family Design Techniques	Comments
2.2.7 Preserve Mature Landscaping	There are several mature trees that would be removed as a result of the project. Also, the oak tree on an adjacent property could be affected unless the home is redesigned or a special foundation used for the proposed home adjacent to the tree.

**Parking/Circulation:** The existing home has access to the site from a driveway off Bobwhite Avenue. This driveway would be closed as part of the proposal. Although the original design included three driveways off Bobolink Circle, the project has been redesigned to include only one driveway on Bobolink. All homes now access the street from this shared driveway. The option of having access from Bobwhite was considered by the applicant, but would have created a more difficult site plan to design. The addition of a driveway from Bobwhite for the two rear units and two separate driveways for the front two units was considered, but this would have increased the amount of paving on site, and resulted in one or two more driveways onto the public streets. A driveway easement shall be required as part of the project to ensure each future homeowner is allowed access to and from the site.

The shared driveway would extend into the property to serve the rear two homes, which have side-loaded garages. Each home is required to have two covered and two uncovered parking spaces, which greatly constrains the on-site circulation pattern of these two units. The distance between the two units' uncovered parking space is approximately 28'. This configuration makes for difficult ingress and egress when cars are parked outside the garages (see the turnaround plan, Attachment J). The applicant altered the site plan to shift Unit 3 so the two driveways don't back immediately up to each other. The intent of this design is to give more maneuverability to Unit 3 for exiting the site.

The neighbors have stated a concern about the amount of traffic at the corner of Bobolink Circle and Bobwhite Avenue. The concern is that cars entering the project driveway may be stopped too close to the intersection of Bobolink and Bobwhite, which is not a controlled intersection. The City Traffic Engineer visited the site and reviewed the plans and felt there were no safety issues with the current design.

The following Guidelines were considered in analysis of the project parking and circulation:

Single Family Design Techniques	Comments
3.2 <i>Parking- Design garages and driveways to be compatible with the neighborhood</i>	The driveway design of one new driveway along Bobolink Circle would be compatible with the neighborhood. The homes along Bobolink would have similar garage designs to the others in the neighborhood.
3.2.H <i>Maintain on street parking by providing a minimum of 20' between curb cuts.</i>	Having one driveway for four homes along Bobolink Circle maximizes on-street parking.

**Expected Impact on the Surroundings:** The proposed project will lead to an increase in the intensity of use of the site, but no significant traffic or noise impacts to the surrounding area are expected. The greatest impacts to the surrounding area will be the increase in the number of units from one to four, having more homes located closer to existing property lines and an additional driveway along Bobolink Circle. Staff has worked with the applicant to address the project's compatibility with the existing neighborhood, and the reduction of home sizes and a redesigned site plan greatly reduces the impacts to the surrounding area.

As shown in the analysis in Attachment E, the proposed lot size and Floor Area Ratio (FAR) are close to what is found in the area. The FAR is just over 5% over what is found in the area, while the homes are over 500 square feet larger in size. While the site is still constrained by having two homes located at the back of the lot, the reduced size of these homes are nearly identical to many homes in the area. The two front homes would be the largest size found in the neighborhood, but their location with the increased setbacks helps minimize their impacts.

The amount of impervious area for the proposed project (including buildings and driveways) is 53.5% of the total area. The remaining 46.5% (13,718 square feet) would be landscaped, walkways or usable open space.

The architectural style consists of one-story homes similar in height to the existing home and neighborhood. The front units facing the public streets will have similar layouts to the existing neighborhood with front-loading garages while the rear units would be unique to the neighborhood with a shared driveway and interior lots.

### **Tentative Map**

**Description of Tentative Map:** The project includes the subdivision of one parcel into four parcels with a shared driveway to the rear units that is owned equally by the rear two homes. As part of the proposed construction, the sidewalks, curbs and gutter may need to be upgraded where they do not impact mature street trees.

### **Fiscal Impact**

**Transportation Impact Fee:** The project will result in a net increase in the trip generation at this site due to three net new units. Traffic impact fees of approximately \$5,415.09 are estimated for this project. The applicant would be required to pay the fee at the time building permits are issued.

**Park Dedication Fee:** This project is subject to Park Dedication Fees of \$8,235.56 per unit, or \$33,690.93. This fee shall be collected prior to action on a Final Map.

### **Public Contact**

Staff has received input from neighbors and has had discussions with many neighbors about the project. Prior to the continued Planning Commission hearing in July 2005, the neighbors submitted a petition signed by 98 people in the area. Although the petition is a year old and the project has been

somewhat redesigned, the concerns of the neighbors who submitted the petition remains the same. The general concerns are about the driveways and size and number of homes.

**Planning Commission Study Session:** The Planning Commission did not take any public testimony at the July 11, 2005 hearing, but only continued the item. The Planning Commission considered the item at a Study Session on June 27, 2005. General comments from the Commission included concerns about the number of homes proposed, the size of the units, the number and type of driveways and about the trees on site and off site.

Another Study Session was held July 24, 2006. Two Commissioners noted concerns with the two rear lots. A reduction to a total of three lots for the subdivision with a larger home in the rear was mentioned as a potential option.

Public Notice:

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> <li>Published in the <i>Sun</i> newspaper</li> <li>Posted on the site</li> <li>110 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City of Sunnyvale's Website</li> <li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City's official notice bulletin board</li> <li>City of Sunnyvale's Website</li> <li>Recorded for SunDial</li> </ul>

**Planning Commission Public Hearing:** The proposed project was reviewed by the Planning Commission on August 14, 2006 and was approved by a 5-1 vote. At the meeting, several neighbors of the project spoke in opposition to the project. One of the main concerns related to the number of units proposed on site; the neighbors suggested that placing four homes on the site would be too many, and out of character with the neighborhood. The public also voiced concern about the existing traffic safety at the corner of Bobolink Circle and Bobwhite Avenue, and how adding three homes to the existing condition would increase those safety concerns. The neighbors also voiced concerns about the height of the homes as they relate to the neighboring properties, and with the rest of the neighborhood (See Minutes in Attachment K).

The Planning Commission considered these concerns and eventually approved the project, including clarifying conditions of approval to address the building height concerns. Several Commissioners mentioned that the project, as

designed, includes four lots which are similar in size as the existing neighborhood (and are larger than typically found in new residential applications), and four homes which are relatively similar in size as those found in the neighborhood.

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## **Conclusion**

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**Discussion:** The concept of replacing a single home with four new one-story single-family homes on the subject property is consistent with the City goals of providing additional home ownership opportunities. Staff acknowledges the challenges associated with in-fill development. The applicant has attempted to resolve the concerns by changing the design to reduce the size of the homes and move them further from neighboring properties, as well as reducing the number of driveways. These changes bring the project closer in size and scale to those found in the neighborhood.

Placing two homes at the back of the project does make a constrained site, but all setback and size requirements are met. Two requirements are not met: minimum lot width for the two rear units which have flag lots onto Bobolink Circle; and height as measured from the adjacent curb. According to the applicant, only three trees would need to be removed as part of the project.

Reducing the size of the rear units created homes similar in size to those found in the neighborhood. The front units are larger; the FAR on these parcels is similar to the two highest FAR homes in the neighborhood. It also helped solve design issues such as the setbacks, tree preservation, on-site circulation and the number of driveways onto Bobolink Circle. A reduction in the number of units results in similar sized homes with more open space.

**Findings and General Plan Goals:** Staff is recommending approval for this project because the Findings (Attachment A) were made.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

## **Alternatives**

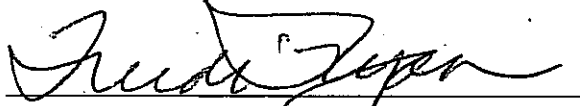
1. Adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 574 Bobolink Circle from R-0/S to R-0/PD/S and approve the Special Development Permit and Tentative Map with attached conditions (per Planning Commission).
2. Adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 574 Bobolink Circle from R-0/S to R-0/PD/S and approve the Special Development Permit and Tentative Map with modified conditions.

3. Adopt the Mitigated Negative Declaration and do not introduce an Ordinance to Rezone 574 Bobolink Circle and deny the Special Development Permit and Tentative Map.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

**Recommendation**

Recommend Alternative 1 to the City Council.

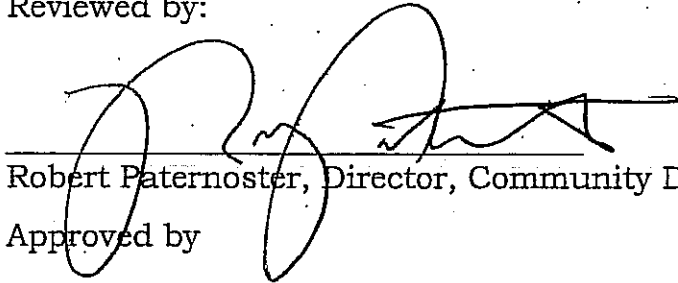
Reviewed by:



Trudi Ryan, Planning Officer

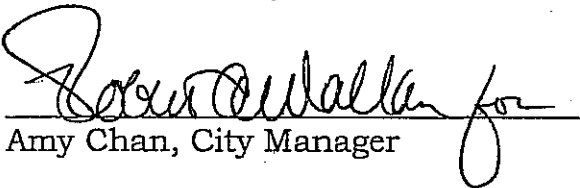
Prepared by: Andrew Miner, Project Planner

Reviewed by:



Robert Paternoster, Director, Community Development

Approved by



Amy Chan, City Manager

**Attachments:**

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Neighborhood Comparison
- F. Letter from the Applicant
- G. Arborist Report
- H. Letters from Other Interested Parties
- I. Draft Rezoning Ordinance
- J. Turnaround Plan
- K. Planning Commission Minutes

### **Recommended Findings – Design Review**

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The front two units home orientation would meet the neighborhood pattern while the rear two units would introduce a new element with flag lot interior units served by a shared driveway.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed units would be single story, and the size, scale and bulk of the units would be consistent with the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The homes meet all setback requirements, and the design has included reductions in massing along property lines to reduce the impact on the neighbors.
<i>2.2.7 Preserve mature landscaping</i>	The layout of the homes would only require the removal of three mature trees. Tree protection measures are included as conditions of approval to ensure the remaining trees are protected, as well as the large oak tree on the adjacent property.

### **Recommended Findings - Special Development Permit**

Goals and Policies that relate to this project are:

#### **Land Use and Transportation Element**

*C2.2 – Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

The proposed project will result in an increase of three single family detached for sale homes. It provides 100% of the permitted number of units, which meets the Housing and Community Revitalization Sub-Element Goal of providing at least 75% of the permitted number of



residential units. The building sizes generally meet the neighborhood conditions and have been reduced to better conform to the existing conditions.

N1.4.1: *Require infill development to complement the character of the residential neighborhood.*

The proposed project would introduce homes larger in size and bulk than found in the immediate neighborhood, but the average FAR would only be 5.4% greater.

**Community Design Sub-Element**

*Policy C.4: Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates a standard design which is repeated with adjacent units. The units are built to the maximum setback requirements, which limit future additions or alterations.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the units would be close in size with that found in the neighborhood, while providing the City of Sunnyvale with additional housing opportunities.
2. The proposed use ensures that the general appearance of proposed structures or the uses to be made of the property to which the application refers are consistent with that found in the neighborhood. The proposal is for 4 single-story single-family homes, which is what is found in the neighborhood.

### **Recommended Findings - Tentative Map**

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.

## **Recommended Conditions of Approval - Special Development Permit**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

### **1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- G. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- H. The final grades for each home shall conform as much as possible to the existing grades as shown on the tentative parcel map. The grades shall be no higher than shown on the grading plan of the Tentative Map, there shall be no modifications to the grading plans that would

result in a higher finished floor. Lower grades for the proposed finished floor are encouraged. *(As added by Planning Commission).*

**2. CC&R's (CONDITIONS, COVENANTS AND RESTRICTIONS)**

- A. Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney.
- B. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to approval by the City Attorney and Director of Community Development prior to approval of the Final Map. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
- C. The developer shall maintain all utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to homeowners, following sale of at least two of the units, whichever comes first.
- D. The Conditions of Approval of this Use Permit.
- E. The CC&Rs shall contain the following language:
- F. It is understood that by the provisions hereof, the City is not required to take any affirmative action; and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
- G. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- H. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

- I. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
- J. Third-Party Beneficiary. The rights of the City of Sunnyvale pursuant to this Article will be the rights of an intended third party beneficiary of a contract, as provided in Section 1559 of the California Civil Code, except that there will be no right of Declarant, the Association, or any Owner(s) to rescind the contract involved so as to defeat such rights of the City of Sunnyvale.
- K. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property."

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, equivalent or better as approved by the Director of Community Development.
- C. There shall be no change in color of houses or trim without prior approval from the Director of Community Development. (*As added by Planning Commission*).

**4. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. Any side yard fence between the building and the public right-of-way shall not exceed three feet in height.
- D. For front yard fences in residential areas, open decorative type fences, such as picket, post and rail are preferred.
- E. Chain link and barbed wire fences are not allowed in residential areas.
- F. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition,

refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

## **5. LANDSCAPING**

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.
- B. The landscape plan shall include street trees, if required, and shall be submitted and approved per the City Arborist.
- C. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- D. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- E. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- F. Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- G. All areas not required for parking, driveways or structures shall be landscaped.
- H. Provide a fifteen-foot deep band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk.
- I. Include permeable pavers or Hollywood paving in portions of the driveway, especially the uncovered parking spaces.
- J. All trees planted shall be mature, large species trees as appropriate for placement on the site. (*As added by Planning Commission*).
- K. Include a walkway from the front entrance doors of Units 1 and 2 to the sidewalk along Bobolink Circle.

## **6. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.

- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  - A. An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
  - B. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
  - C. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
  - D. Special foundation design for Unit 4 shall be used to protect the root structure of the oak tree which canopy extends over the property line onto the site.
- E. Overlay Civil plans including utility lines to ensure that tree roots system are not damaged.

## **7. PARKING**

- A. Garage spaces shall be maintained at all times so as to allow for parking of vehicles.
- B. No parking shall be allowed on the shared driveway.
- C. The paved area in front of the homes on Parcels 3 and 4 shall remain free and clear of all obstacles at all times to allow parking and maneuvering of cars.

## **8. UNDERGROUND UTILITIES**

- A. All proposed utility drops shall be undergrounded.

## **9. TENTATIVE MAP CONDITIONS**

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.

- C. All requirements of the Subdivision Ordinance in effect at the time of the sale shall be compiled with in full prior to such sale (State Subdivision Map Act).
- D. Remove all debris, structures, area light poles, and paving from the site prior to recordation of a final map.
- E. An easement for the shared driveway shall be included in the Final Map which secures the right to pass for all properties along the length of the driveway.
- F. The paved area in front of the units on Parcels 3 and 4 shall be shared by both properties for ingress and egress to the garage and uncovered parking areas. This area shall remain free and clear of all obstructions.
- G. Obtain a Development Permit from the Department of Public Works for improvements.
- H. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.
- I. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit.
- J. Pay Park In-lieu fees estimated at \$32,942.24, prior to approval of the Final Map or Parcel Map. (SMC 18.10)
- K. Approval of detailed street improvements plan shall be obtained from Public Works and bonds posted prior to issuance of a Building Permit.
- L. Final grading plan must conform with condition 1.H. relating to height of building pads. *(As added by Planning Commission).*

**10. FEES**

- A. Pay Traffic Impact fee estimated at \$5,415.09, prior to issuance of a Building Permit. (SMC 3.50).





PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2005-0106  
No. 05-17

**E12529**

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

**PROJECT TITLE:**

Application for a Rezone, Special Development Permit, & Parcel Map by The Ridgecrest Group

**PROJECT DESCRIPTION AND LOCATION (APN):**

Application for related proposals on a 29,250 square-foot site located at **574 Bobolink Circle** in a R-0/S (Low-Density Residential/Single Story) Zoning District. (APN: 309-02-034)

- **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story)
- **Special Development Permit** to construct 4 single-family homes, and
- **Parcel Map** to subdivide one lot into four lots.

**WHERE TO VIEW THIS DOCUMENT:**

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, July 5, 2005**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

A public hearing on the project is scheduled for:

**Monday, July 11, 2005 at 8:00 p.m. & Tuesday, August 9, 2005 at 7:00pm** in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

**TOXIC SITE INFORMATION:**

(No) listed toxic sites are present at the project location.

Circulated On June 15, 2005

Signed:   
Gerri Caruso, Principal Planner



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2005-0106  
No. 05-17

**E12529**

## NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

### PROJECT TITLE:

Application for a **Rezone, Special Development Permit, & Parcel Map** by **The Ridgecrest Group**

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- **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story)
- **Special Development Permit** to construct 4 single-family homes, and
- **Parcel Map** to subdivide one lot into four lots.

### FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" and an "Application for Environmental Clearance".

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, July 5, 2005**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On June 15, 2005

Signed: *Gerri Caruso*

Gerri Caruso, Principal Planner

Adopted On \_\_\_\_\_

Verified: \_\_\_\_\_

Gerri Caruso, Principal Planner

File Number: 2005-0106

No. 05-17



California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

**E12529****PROJECT TITLE/LOCATION (INCLUDE COUNTY):**

The Rezone, Parcel Map, & Special Development Permit is located on 574 Bobolink Circle, City of Sunnyvale, County of Santa Clara in a R-0/s (Low-Density Residential / Single Story Zoning District. APN: 309-02-034

**PROJECT DESCRIPTION:**

Application for related proposals on a 29,250 square-foot site located at 574 Bobolink Circle in a R-0/S (Low-Density Residential/Single Story) Zoning District. (APN: 309-02-034)

- Rezone from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story)
- Special Development Permit to construct 4 single-family homes, and
- Parcel Map to subdivide one lot into four lots.

**FINDINGS OF EXEMPTION:**

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

**CERTIFICATION:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
Gerti Caruso

Title: Principal Planner, Community Development  
Lead Agency: City of Sunnyvale  
Date: June 15, 2005

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

Project Title	Four-lot subdivision, rezone and Special Development Permit for four new homes.
Lead Agency Name and Address	City of Sunnyvale PO Box 3707 Sunnyvale, CA 94088-3707
Contact Person	Andrew Miner
Phone Number	408 730-7707
Project Location	574 Bobolink Circle
Project Sponsor's Name	Omid Shakeri, The Ridgecrest Group
Address	3131 S. Bascom Ave., Suite 110 San Jose, CA 95008
Zoning	R-0 (S)
General Plan	Residential Low Density
Other Public Agencies whose approval is required	None

**Description of the Project:** The 29,336 square foot site currently has one single family home with access to Bobwhite Avenue. The applicant proposes a rezone to a Planned Development Combining District, a Special Development Permit and Parcel Map for the demolition of the existing home and construction of 4 new homes for a net gain of 3 units. The homes will gain access from Bobolink Circle; two homes will have driveways directly on Bobolink Circle and two will share a common driveway onto Bobolink. No additional density is being requested.

**Surrounding Uses and Setting:** The property is in an existing neighborhood consisting of single-family homes. The homes to the south and west of the subject property along Bobolink Circle are in a single story combining district, which limits homes to one story and was requested by residents of the neighborhood.

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
6. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
7. Earlier Analysis Used. Identify and state where they are available for review.
8. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
9. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
10. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

E12529

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐



Signature

Andrew Miner

Printed Name

June 15, 2005

Date

City of Sunnyvale

For (Lead Agency)

Environmental Checklist Form

E12529

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
<b>1. AESTHETICS.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Disc.
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
<b>2. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 96, 97, 100, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62. 63. 111. 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111. 112
<b>3. BIOLOGICAL RESOURCES:</b>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109

Environmental Checklist Form

E12529

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41, 94, 111, 112
4. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 60, 61, 94, 111
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
5. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 21, 28



E12529

Project Number: 2005-0106  
 Project Address: 574 Bobolink Circle  
 Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 28
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 41, 94, 111
<b>6. MINERAL RESOURCES.</b> Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
<b>7. NOISE.</b> Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
<b>8. POPULATION AND HOUSING.</b> Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94

# Environmental Checklist Form

E12529

Attachment C  
Page 10 of 18  
Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
9. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
10. MANDATORY FINDINGS OF SIGNIFICANCE					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10, 26, 42, 59, 60, 61, 111, 112

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
11. GEOLOGY AND SOILS. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					See Disc.
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
b. Result in substantial soil erosion or the loss of topsoil?					"
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"

Environmental Checklist Form

E12529

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 87, 88, 89, 90, 111, 112
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112

Environmental Checklist Form

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
<b>13. TRANSPORTATION/TRAFFIC.</b> Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 75-77, 111, 112
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112, 113
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	76
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 81, 111, 112
<b>14. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC

Environmental Checklist Form

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Project Number: 2005-0108  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
<b>15. RECREATION</b>					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
<b>16. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					

Environmental Checklist Form

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Attachment C  
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Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
b. Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
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E12529

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

**Discussion:**

**1.c. AESTHETICS:** The proposed project of removing an existing home and adding four new homes will affect the character of the site. This change will not, however, significantly degrade the lot or neighborhood because the proposed homes are consistent with the zoning for the property.

**11.a. GEOLOGY AND SOILS:** Given that Sunnyvale is located in an earthquake-prone area, the negative responses to this question are based on not increasing the existing relative risk.

Andrew Miner

6/15/2005

Completed By

Date



# Environmental Checklist Form

Project Number: 2005-0106  
Project Address: 574 Bobolink Circle  
Applicant: The Ridgecrest Group

## City of Sunnyvale General Plan:

2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
26. City of Sunnyvale Municipal Code:
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation
- Specific Plans
43. El Camino Real Precise Plan
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

## Environmental Impact Reports

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement

Center Environmental Impact Report (City of Santa Clara)

52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report

## Maps

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

## Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

## Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)
70. Superfund Amendments & Reauthorization Act (SARA) Title III

## Transportation

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pegnataro
80. Santa Clara County Congestion Management Program and Technical Guidelines
81. Santa Clara County Transportation Agency Short Range Transit Plan

- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

**Public Works**

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

**Miscellaneous**

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?

- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

**Building Safety**

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

**Additional References**

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration

# FOUR NEW SINGLE STORY RESIDENCES

574 BOBLINK CIRCLE  
SUNNYVALE, CALIFORNIA

APN NO. : 309-02-035

SUBMITTAL  
FOR PLANNING REVIEW  
TO THE CITY OF SUNNYVALE  
JUL19, 2006

## AREA CALCULATIONS

	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
LOT AREA	7240 SF	7849.5 SF	7149.5 SF	7282 SF
LIVING AREA FIRST FLOOR	2591 SF	2559 SF	1960 SF	1960 SF
GARAGE	430 SF	430 SF	445 SF	430 SF
TOTAL BUILT UP AREA (FAH)	3020 SF	2989 SF	2405 SF	2390 SF
FAH (%)	41.7 %	38 %	33.6 %	32.8 %
LOT COVERAGE (%)	41.5 %	38 %	33.6 %	32.6 %

## RESIDENTIAL PROJECT DATA TABLE

	EXISTING CONDITIONS	PROPOSED PROJECT				REQUIRED ALLOWED
		PARCELS				
		1	2	3	4	
GENERAL PLAN CATEGORY						
STREET DISTRICT	RD-5	RD-5	RD-5	RD-5	RD-5	
LOT SIZE (SQFT)	29,376	SEE ANGLE	SEE ANGLE	SEE ANGLE	SEE ANGLE	MIN. 20,000
GROSS FLOOR AREA (SQFT)	4,381	SEE ANGLE	SEE ANGLE	SEE ANGLE	SEE ANGLE	4 MAX.
NO. OF UNITS	1	1	1	1	1	4 MAX.
DENSITY (UNITS/ACRE)	N/A	8.0	8.0	8.0	8.0	7.5 MAX.
NO. OF BEDROOMS/UNIT	7	3	3	3	3	N/A
						N/A
NO. OF BUILDINGS ON-SITE	1	1	1	1	1	N/A
BUILDING HEIGHT (FT)	15'	17'	17'	17'	17'	MAX.
NO. OF STORIES	1	1	1	1	1	1 MAX.
RETRACES						
		ACTUAL RETRACES PROVIDED				
- FRONT	31'	1' 20"	20"	15"	10'-0"	20' MIN.
- LEFT SIDE (FACING PROPERTY)	17'	8'	8'-2"	8'-10"	8'	4' MIN.
- RIGHT SIDE (FACING PROPERTY)	30'	4'-5"	8'	8'-2"	15'-8"	4' MIN.
- REAR	43'	20'	20'	20'-10"	20'	20' MIN.
TOTAL NO. OF PARKING SPACES	6	4	4	4	4	3 MIN.
- NO. OF STALLS	N/A	4	4	4	4	2 MIN.
- NO. OF COMPACTS/% OF TOTAL	0	0	0	0	0	N/A MAX.
- NO. OF HANDICAPS	0	0	0	0	0	N/A MIN.
- NO. OF COVERED SPACES	4	2	2	2	2	2 MIN.

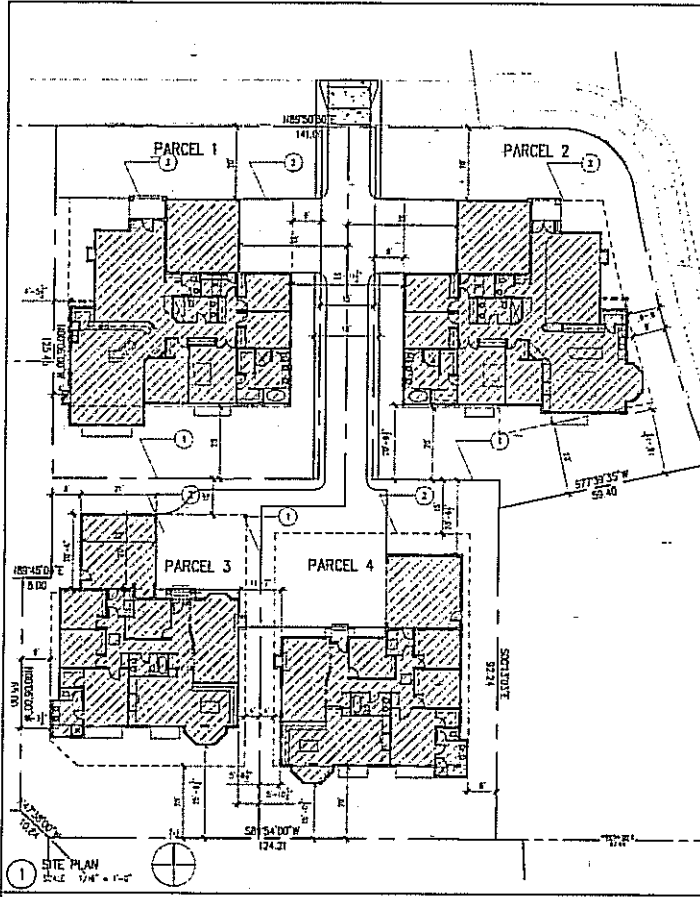
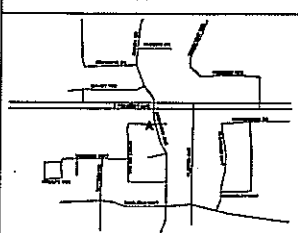
## PROJECT INFORMATION

PROJECT LOCATION: 574 BOBLINK CIRCLE, SUNNYVALE, CALIFORNIA  
 APPLICABLE CODES: 2001 CALIFORNIA CODE OF REGULATIONS TITLE 24 (CALIFORNIA BUILDING CODE), 2001 CALIFORNIA BUILDING CODE (1997 UBC) FUECHM, 2001 CALIFORNIA PLUMBING CODE (2000 UPC) FUECHM, 2001 CALIFORNIA MECHANICAL CODE (2000 MFC) FUECHM, 2001 CALIFORNIA FIRE CODE (2000 UFG) FUECHM, 2001 CALIFORNIA ELECTRICAL CODE (1999 NEC) FUECHM, CALIFORNIA ENERGY EFFICIENCY STANDARDS  
 CONSTRUCTION TYPE: TYPE V - H  
 OCCUPANCY CLASSIFICATION: R-3 (1)-1  
 NUMBER OF FLOORS: ONE (1) LEVEL  
 FIRE PROTECTION: -NOT SPRAINKLERED

## PROJECT TEAM

OWNER: THE RODRIGUEZ GROUP, 2001 NORTH BASCOM AVE, SUITE 110, CAMPBELL, CA 95008, P: 408-252-0259, FAX: 408-252-0210  
 ARCHITECTS: PERSPECTIVES, 1100 BLACKFIELD WAY, MOUNTAIN VIEW, CA 94040, P: 925-258-1077, FAX: 925-258-0074  
 CIVIL ENGINEER: SMP ENGINEERS LLC, 1204 CARROLL LANE, LOS ALTOS, CA 94024, P: 650-941-8025, FAX: 650-941-8715  
 STRUCTURAL ENGINEER: TBO, 2001 NORTH BASCOM AVE, SUITE 110, CAMPBELL, CA 95008, P: 408-252-0259, FAX: 408-252-0210  
 TITLE 24 REPORT: TBO

## VICINITY MAP

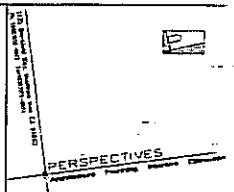


1 SITE PLAN  
 1/4" = 1'-0"  
 1/8" = 1'-0"

SITE PLAN GENERAL NOTES	KEY NOTES	LEGEND
A. IF ELEVATION +0'-0" ELEVATION ESTABLISHED ON CIVIL DRAWING B. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION	1 PROPERTY LINE TYP 2 SERVICE LINE TYP 3 BUILDING FOOTPRINT TYP	NEW CONSTRUCTION AREA OF NEW CONSTRUCTION ON FIRST FLOOR

## DRAWING INDEX

CIVIL  
 T1: TOWNSHIP MAP  
 T2: TOWNSHIP MAP  
 C1: CENTER STREET  
 C2: CIVIL AND DRAINAGE PLAN  
 C3: UTILITY PLAN  
 ARCHITECTURAL  
 A1.0: GENERAL INFORMATION  
 A2.1: FLOOR PLAN  
 A2.2: FLOOR PLAN  
 A2.3: FLOOR PLAN  
 A2.4: FLOOR PLAN  
 A2.5: FLOOR PLAN  
 A3.1: EXTERIOR ELEVATIONS  
 A3.2: EXTERIOR ELEVATIONS  
 A3.3: EXTERIOR ELEVATIONS  
 A3.4: EXTERIOR ELEVATIONS  
 A3.5: EXTERIOR ELEVATIONS

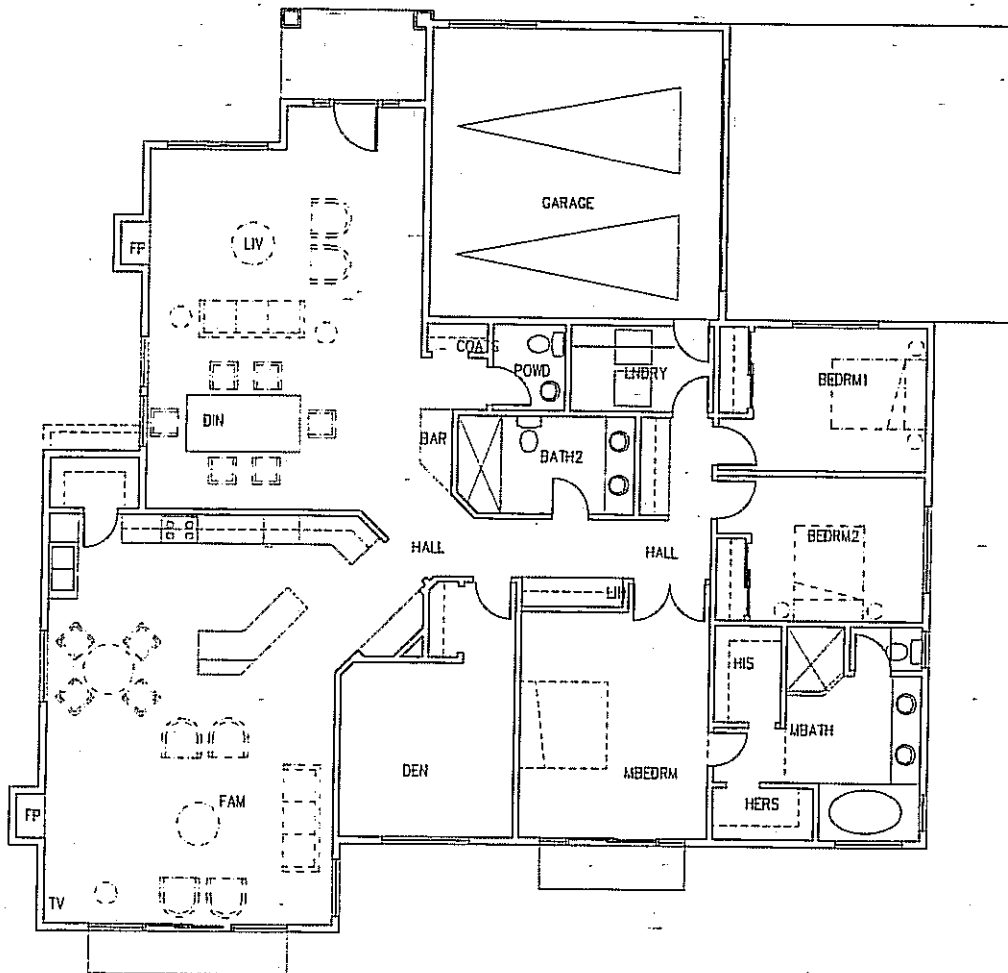


PERSPECTIVES  
 1/8" = 1'-0"

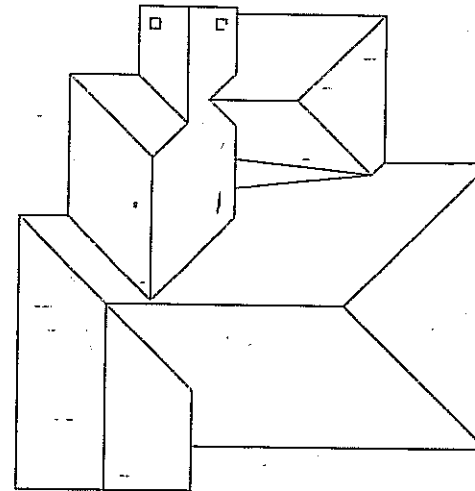
ATTACHMENT  
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FOUR NEW  
RESIDENCES  
 574 BOBLINK CIRCLE  
SUNNYVALE, CA

GENERAL INFORMATION  
 SHEET NO. A1.0  
 DATE: 8 MAR 06  
 PROJECT NO: 05-07



1 FIRST FLOOR PLAN, PCL 1 & 2  
SCALE: 1/8" = 1'-0"



2 ROOF PLAN, PCL 1 & 2  
SCALE: 1/8" = 1'-0"



PERSPECTIVES

DATE

SCALE

ATTACHMENT  
Page 2 of 1

REVISED

NO

DATE

DESCRIPTION

PROJECT NAME  
FOUR NEW  
RESIDENCES

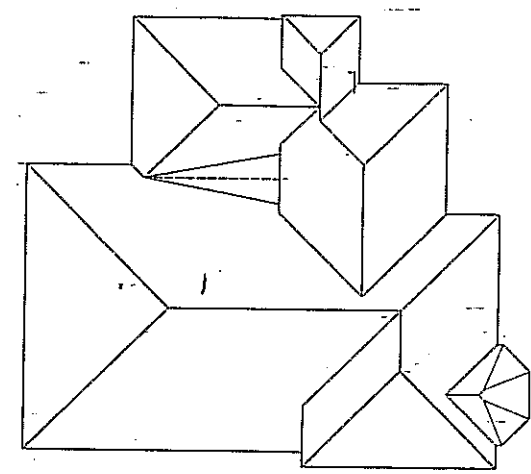
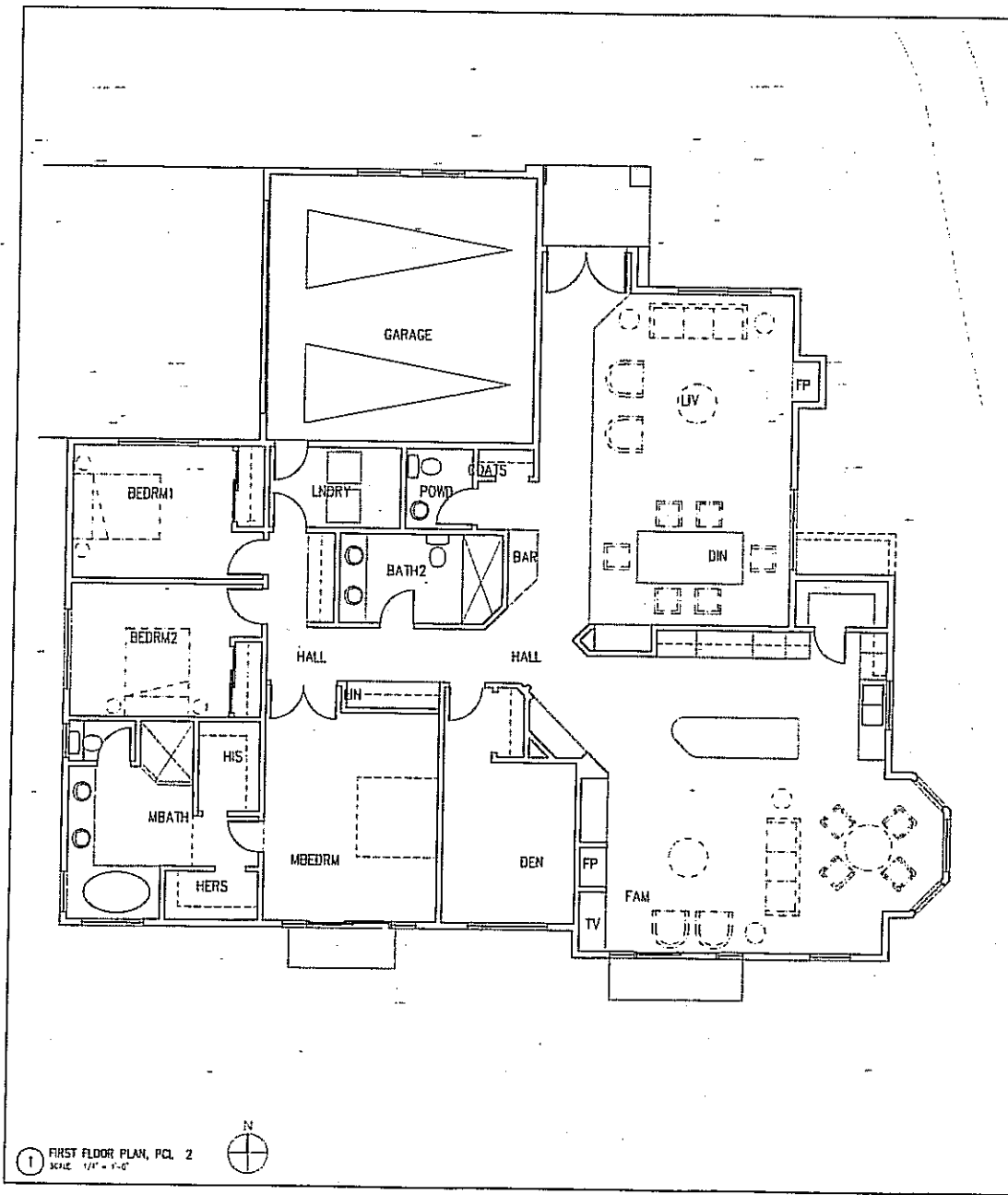
SAN BEROLINK CIRCLE  
BURNLEYVALE CA

SHEET FILE  
FLOOR PLAN  
ROOF PLAN  
PCL 1

SCALE  
AS NOTED  
DATE  
6 MAR 00  
PROJECT NO  
00-00

SHEET NO  
A2.1

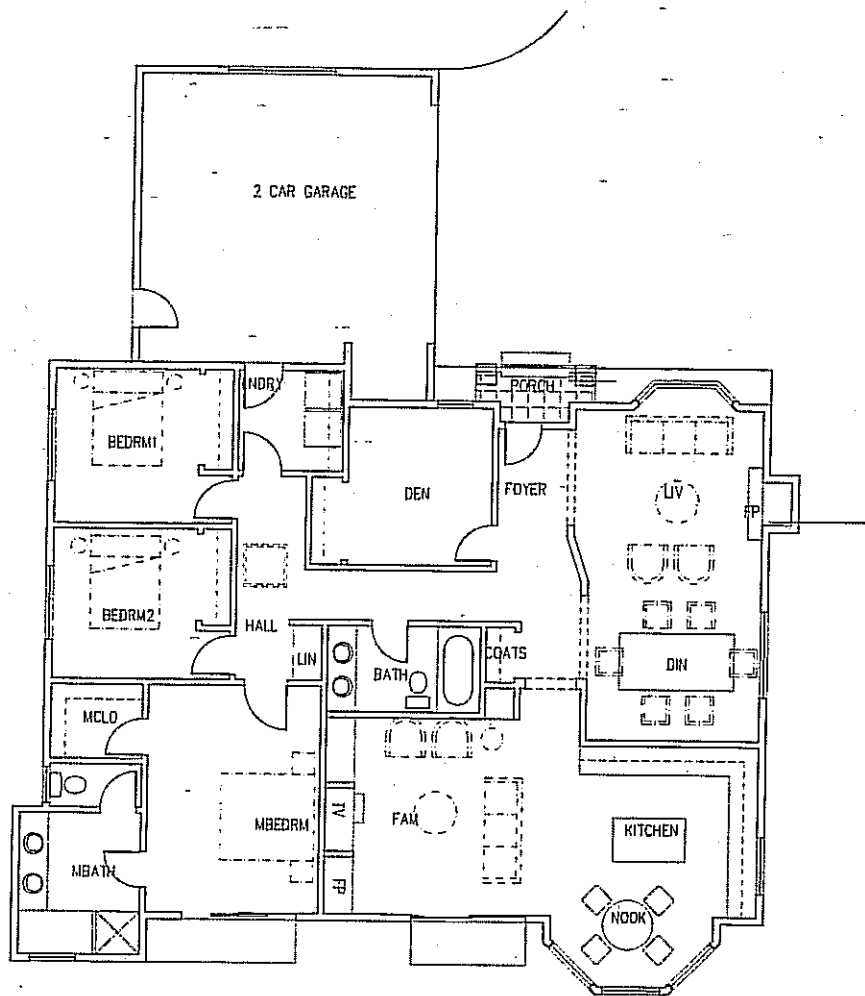
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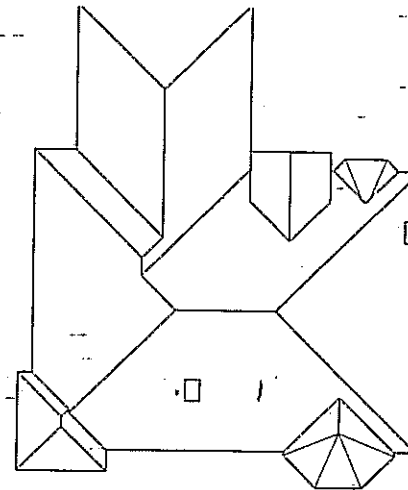
② ROOF PLAN, PCL 2  
SCALE: 1/8" = 1'-0"



PERSPECTIVES	
CONSULTANT	
SEAL	ATTACHMENT D
Page 3	of 16
APPROVALS	
REVISIONS	
NO.	DATE DESCRIPTION
PROJECT NAME	
FOUR NEW RESIDENCES	
554 BERCLARK CIRCLE SUNNYVALE CA	
SHEET FILE	
FLOOR PLAN	
ROOF PLAN	
PCL 2	
SCALE AS NOTED	SHEET NO
DATE 8 MAR 00	A2.2
PROJECT NO 05-02	



1 FIRST FLOOR PLAN, PCL 4  
SCALE 1/4" = 1'-0"



2 ROOF PLAN, PCL 4  
SCALE 1/8" = 1'-0"



PERSPECTIVES

ATTACHMENT D  
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PROJECT NAME  
FOUR NEW RESIDENCES

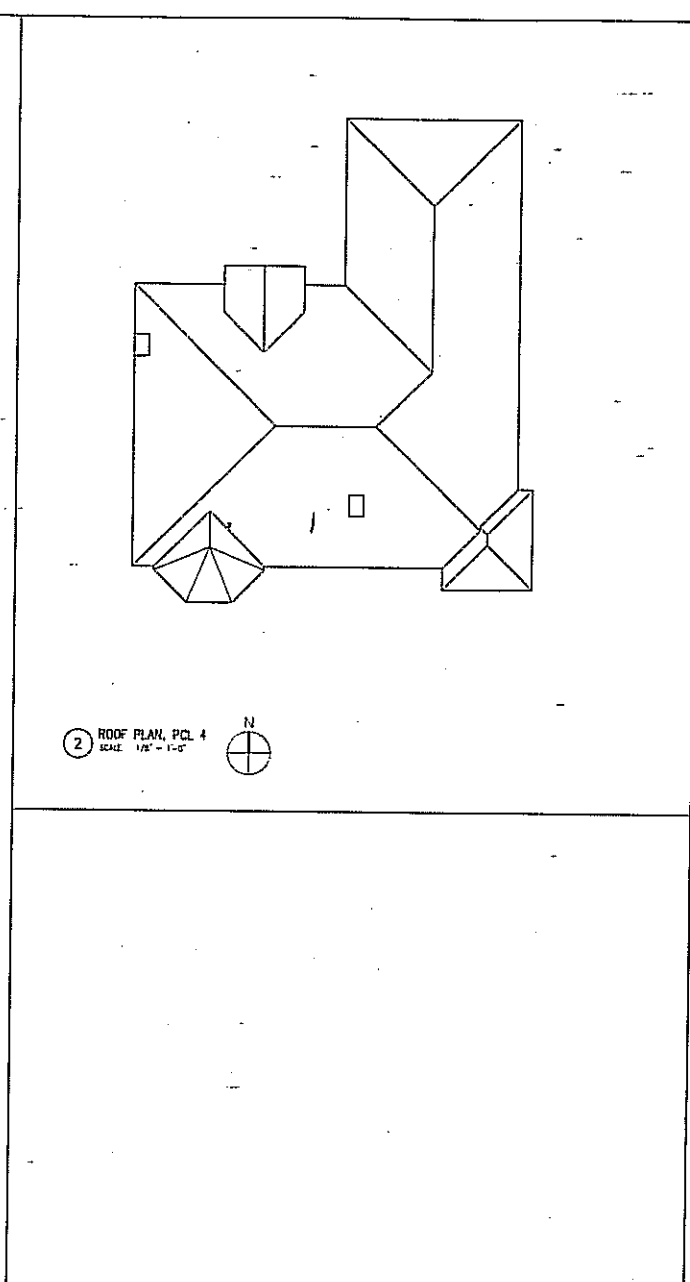
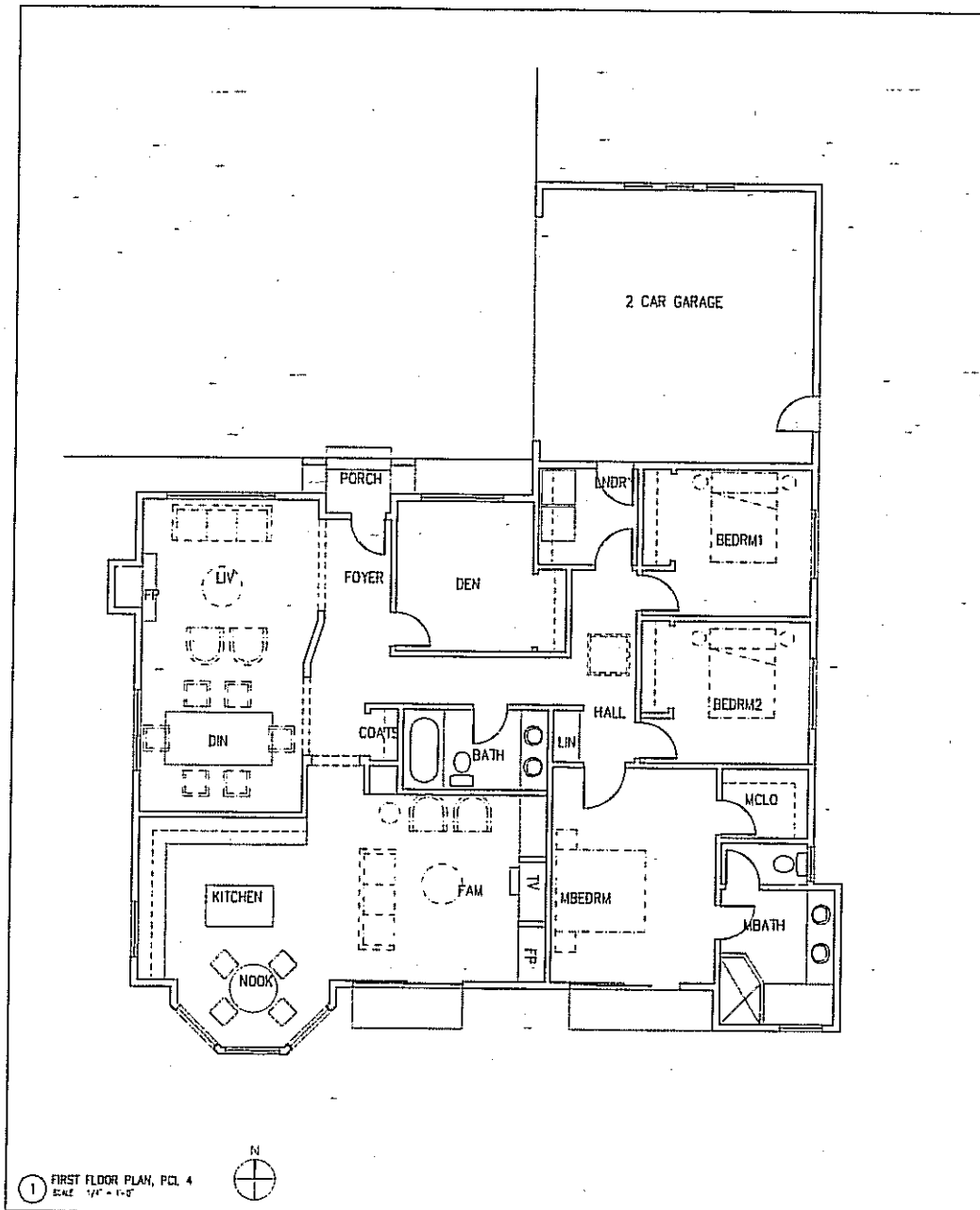
554 ROSOLAN CIRCLE  
BARRYVALE, CA

SHEET TITLE  
FLOOR PLAN  
ROOF PLAN  
PCL 3

SCALE  
AS NOTED  
DATE  
6/14/2008  
PROJECT NO  
05-02

SHEET NO  
A2.3

NOT EXPLICITLY SHOWN BY THIS FILE



PERSPECTIVES  
CONCEPTS

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NO.	DATE	DESCRIPTION

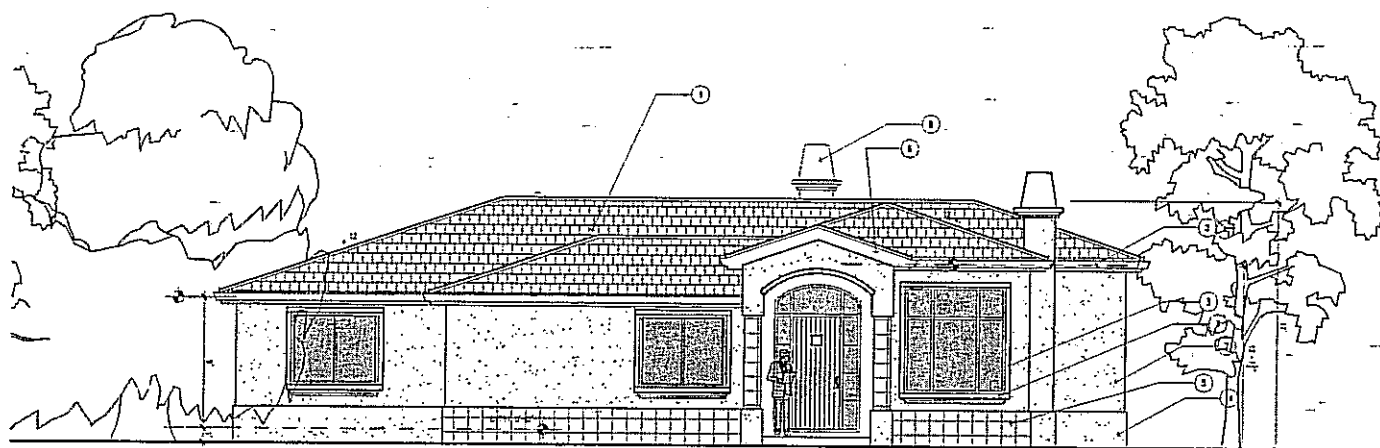
PROJECT NAME  
**FOUR NEW RESIDENCES**

654 BOSCHWICK CIRCLE  
SUNNYVALE CA

SHEET TITLE  
FLOOR PLAN  
ROOF PLAN  
PCL 4

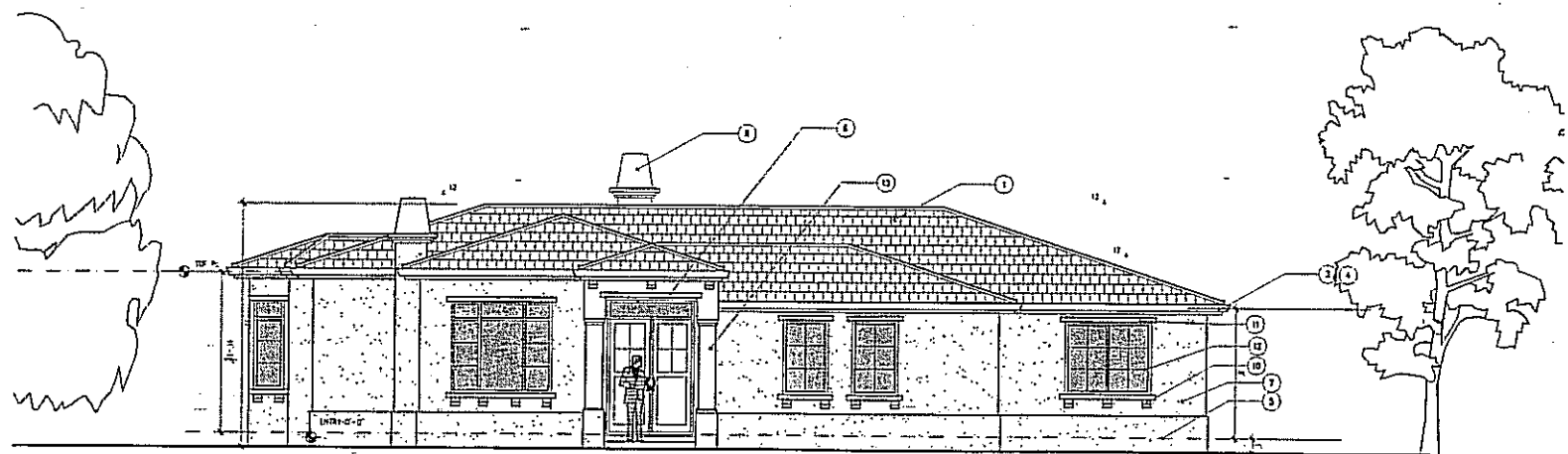
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DATE 8 MAR 02	PROJECT NO. 05-02

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PARCEL 1

1 FRONT ELEVATION (NORTH) PCL 2  
SCALE 1/4" = 1'-0"



parcel 2

2 FRONT ELEVATION (NORTH) PCL 1  
SCALE 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 CONCRETE FLAT TILE ROOF
- 2 CEM. EXTER.
- 3 STUCCO OVER FOAM TRIM
- 4 TRIP FLANK WITH GUTTER AND DOWN
- 5 BASE TRIM - STUCCO OVER FOAM
- 6 PAINTED WOOD FADA TRIP
- 7 7/8" REVERSED STUCCO APPLIED IN THREE COATS
- 8 FIREPLACE CHIMNEY
- 9 GARAGE ROLL UP DOOR
- 10 PAINTED WOOD EXTERIORS
- 11 PAINTED WOOD TRIM AROUND WINDOWS
- 12 VINYL WINDOWS - TYP
- 13 PRECAST STONE COLUMN
- 14 STONE VENEER GLAZING

ATTACHMENT D

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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME  
**FOUR NEW RESIDENCES**

1554 BOBOLINK CIRCLE  
GLENVIEW, CA

SHEET TITLE  
**ELEVATIONS  
PCL 1 & 2**

SCALE  
AS NOTED

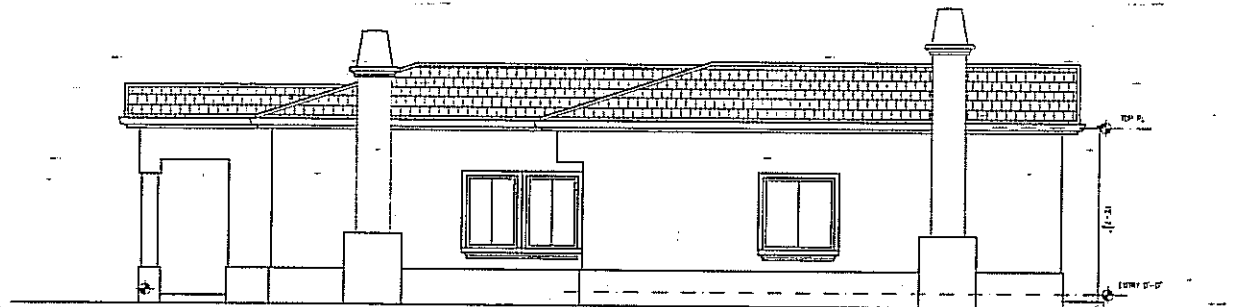
DWG  
8 MAR 08

PROJECT NO  
05-02

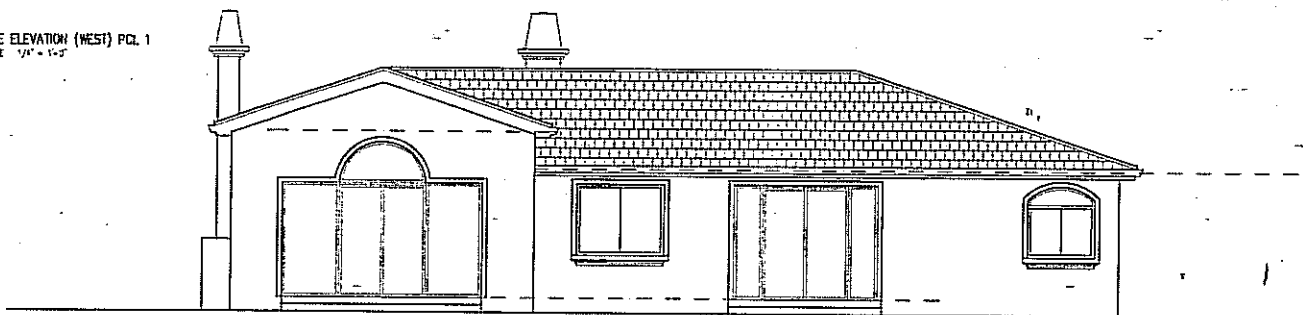
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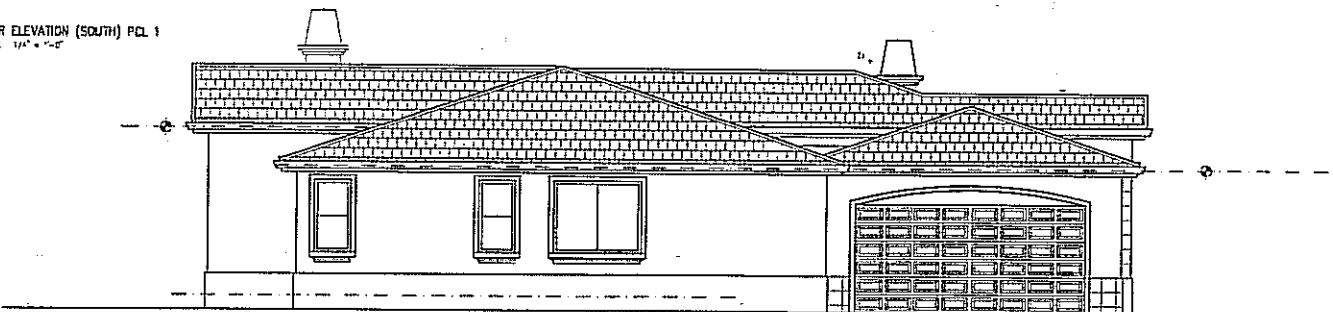




① SIDE ELEVATION (WEST) PCL 1  
SCALE 1/4" = 1'-0"



② REAR ELEVATION (SOUTH) PCL 1  
SCALE 1/4" = 1'-0"



③ SIDE ELEVATION (EAST) PCL 1  
SCALE 1/4" = 1'-0"

PARCEL - 1

PERSPECTIVES

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SCALE

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Page 7 of 18

REVISIONS

NO. DATE DESCRIPTION

PROJECT NAME  
FOUR NEW RESIDENCES

AN BOWEN/CIRCLE  
SUNNYVALE, CA

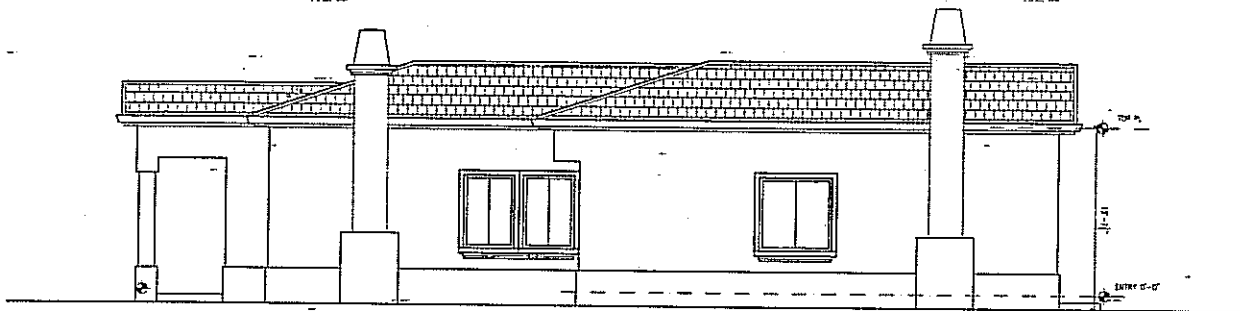
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ELEVATIONS  
PCL 1

SCALE  
AS NOTED  
DATE  
8 MAR 08  
PROJECT NO.  
05-02

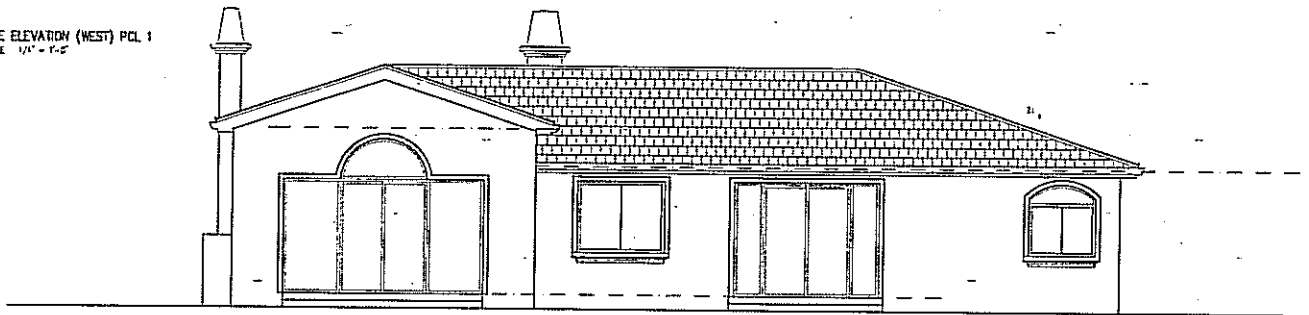
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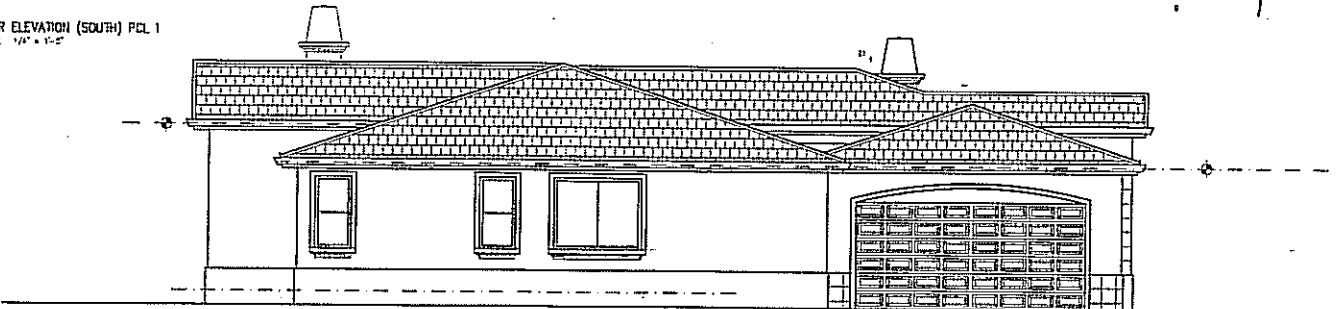
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① SIDE ELEVATION (WEST) PCL 1  
SCALE 1/4" = 1'-0"



② REAR ELEVATION (SOUTH) PCL 1  
SCALE 1/4" = 1'-0"



③ SIDE ELEVATION (EAST) PCL 1  
SCALE 1/4" = 1'-0"

PARCEL 1

PERSPECTIVES

CONV. TIME

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NO. DATE DESCRIPTION

PROJECT NAME  
FOUR NEW RESIDENCES

554 BOULDER CIRCLE  
ELMORVALE, CA

SHEET TITLE  
ELEVATIONS  
PCL 1

SCALE  
AS NOTED  
DATE  
8 MAR 18  
PROJECT NO.  
DS-02

SHEET NO.  
A3.2

NOT A VALID ELEVATION BY PERSPECTIVES

PERSPECTIVES

CONCEPT

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NO DATE DESCRIPTION

PROJECT NAME  
FOUR NEW RESIDENCES

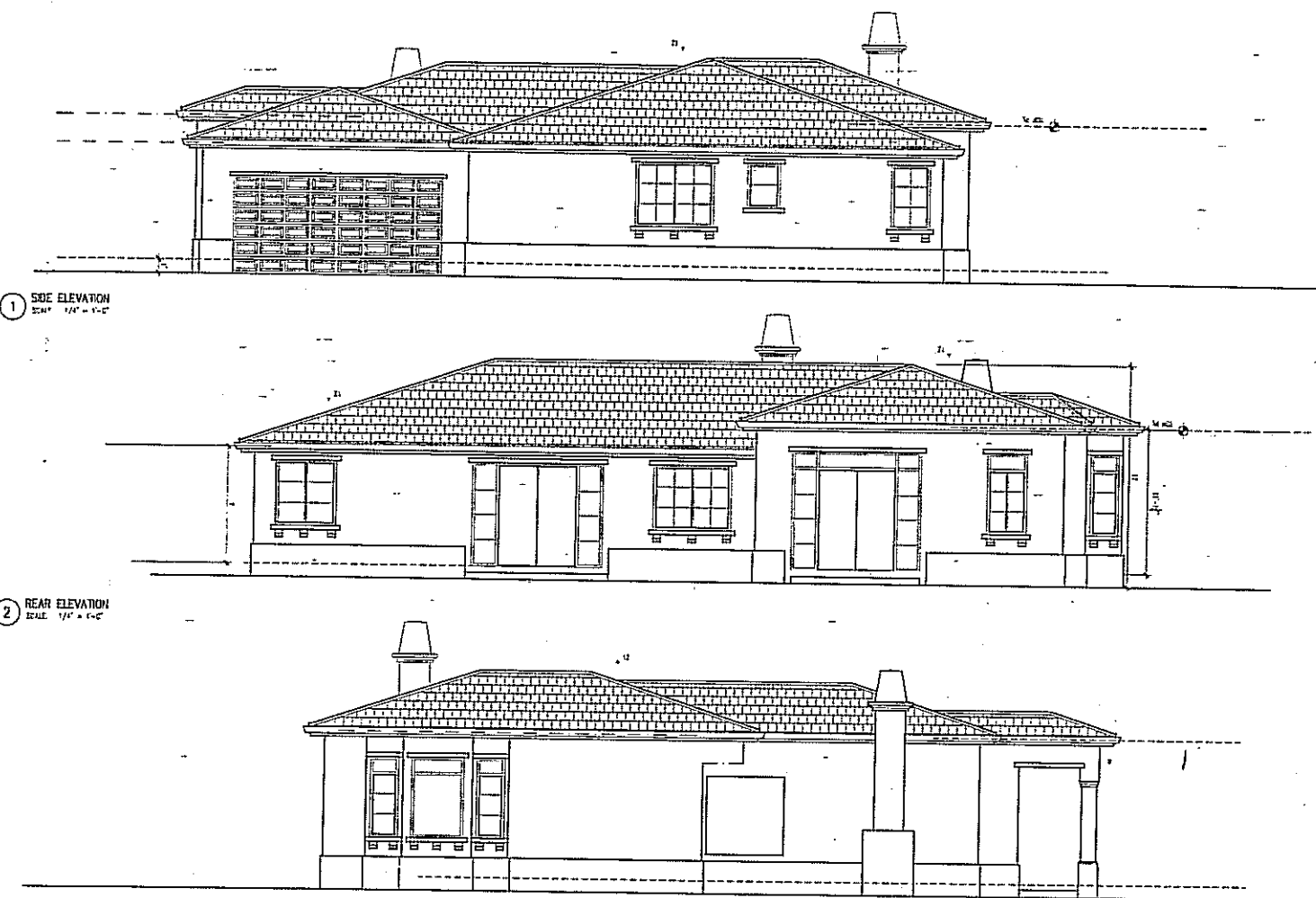
554 BUCKINGHAM CIRCLE  
BURNETTVALE CA

SHEET TITLE  
ELEVATIONS  
PCL 2

SCALE  
AS NOTED  
DATE  
6 MAR 08  
PROJECT NO  
15-02

SHEET NO  
A3.3

DO NOT SCALE DIMENSIONS FROM THIS SHEET

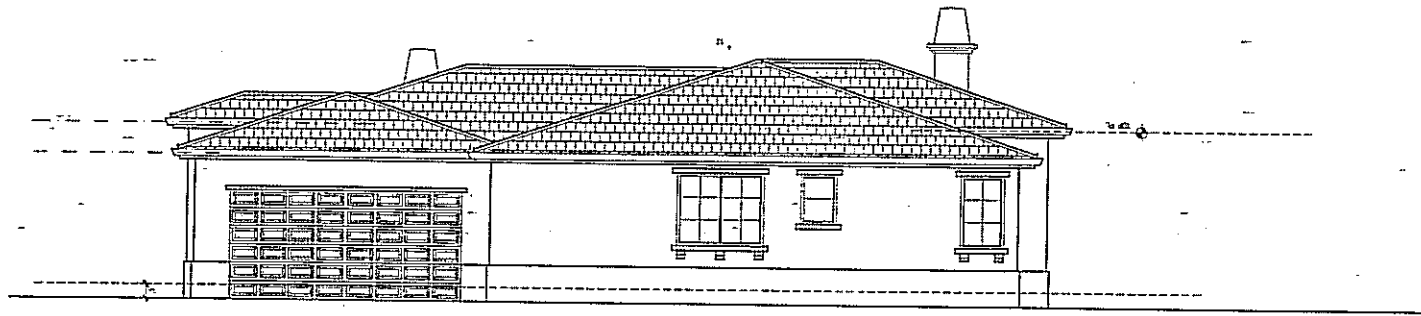


1 SIDE ELEVATION  
SCALE 1/4" = 1'-0"

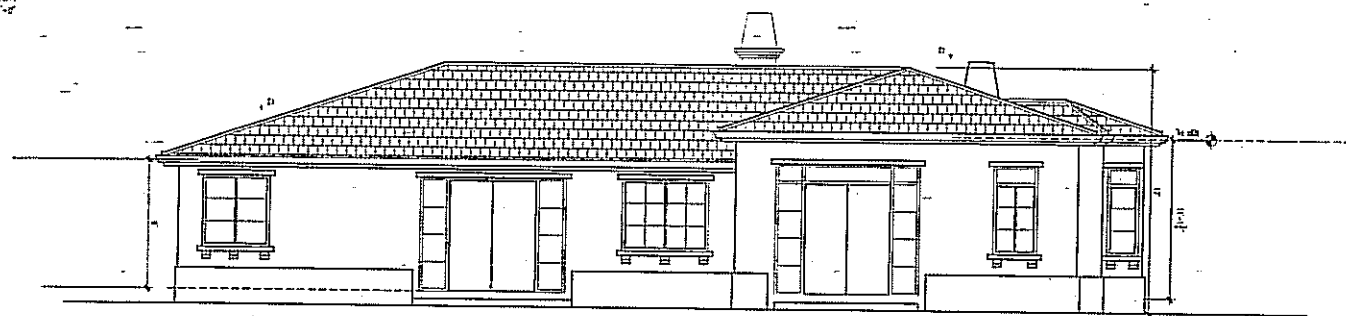
2 REAR ELEVATION  
SCALE 1/4" = 1'-0"

3 SIDE ELEVATION  
SCALE 1/4" = 1'-0"

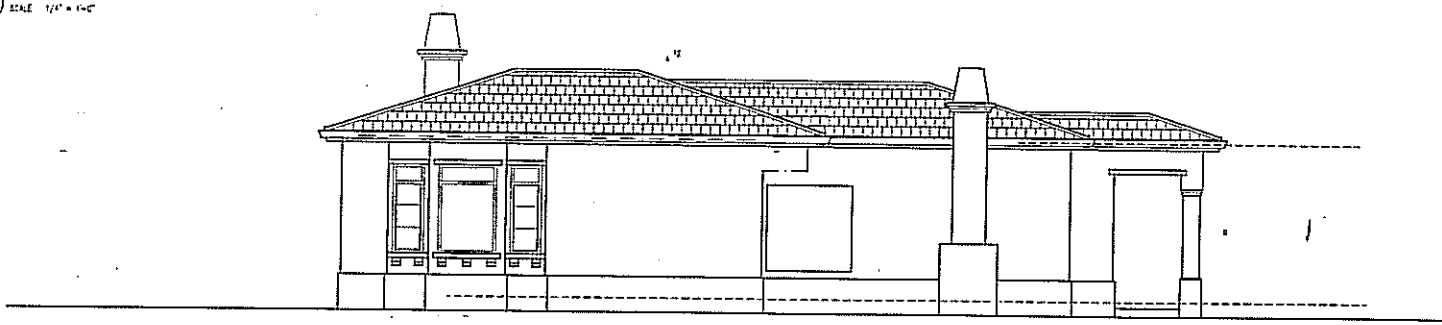
parcel 2



① SIDE ELEVATION  
SCALE 1/8" = 1'-0"



② REAR ELEVATION  
SCALE 1/8" = 1'-0"



③ SIDE ELEVATION  
SCALE 1/8" = 1'-0"

parcel 2

1115 Approved for Building on 11-11-10

PERSPECTIVES

CONVALL T&E

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APPROVALS

DATE DESCRIPTION

PROJECT NAME  
FOUR NEW RESIDENCES

824 BORDEN CIRCLE  
SUNNYVALE CA

SHEET TITLE  
ELEVATIONS  
PCL 2

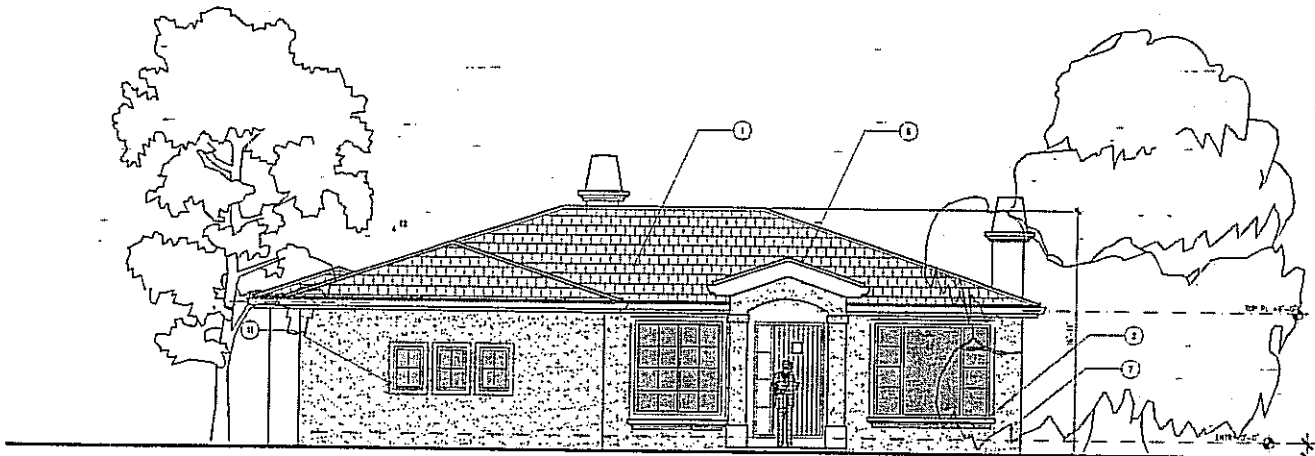
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AS NOTED

DRAWN  
B. MARINO

PROJECT NO.  
05-02

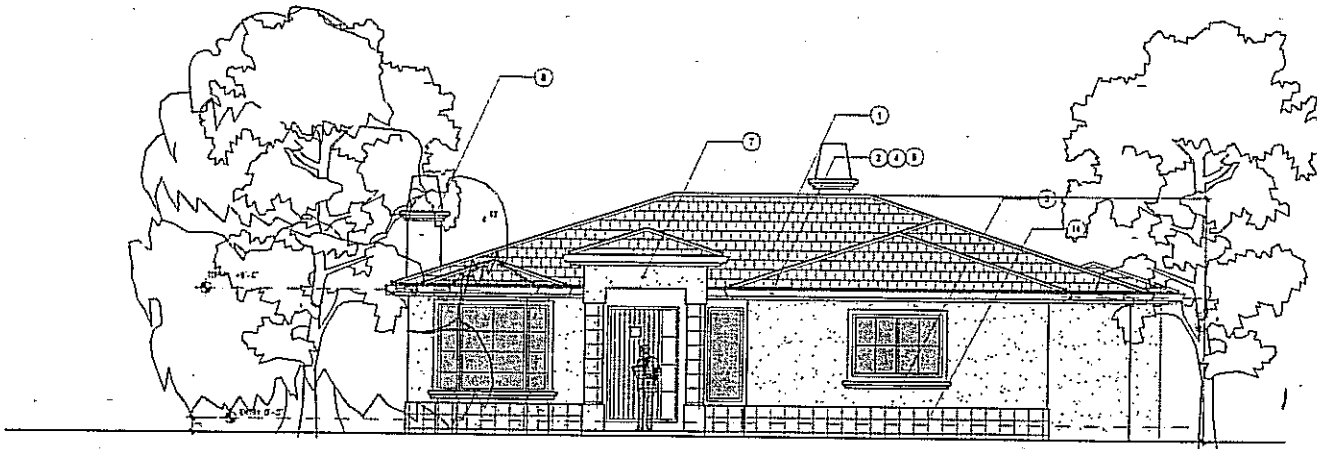
SHEET NO.  
A3.3

FOR DRAWING CERTIFICATE BY SUPERVISOR



PARCEL 4

1 FRONT ELEVATION (NORTH) PCL 4  
SCALE 1/4" = 1'-0"



3

1 FRONT ELEVATION (NORTH) PCL 3 (MIRROR)  
SCALE 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 CONCRETE FLAT TILE ROOF
- 2 GSB GUTTER
- 3 STUCCO OVER FOAM TRIM
- 4 TOP GABLE WITH GUTTER AND TRIM
- 5 BASE TRIM - STUCCO OVER FOAM
- 6 PAINTED WOOD FAUX TYP
- 7 7/8" TEXTURED STUCCO APPLIED IN THREE COATS
- 8 FIREPLACE CHIMNEY
- 9 GARAGE ROLL UP DOOR
- 10 PAINTED WOOD CIRCULAR
- 11 PAINTED WOOD TRIM AROUND WINDOWS
- 12 WHITE SIDING - TYP
- 13 PRECAST STONE COLUMNS
- 14 STONE VENEER CLADDING

PERSPECTIVES

CONDUITS

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NO DATE DESCRIPTION

PROJECT NAME  
FOUR NEW RESIDENCES

554 BROADBANK OFFICE  
BURNINGALE CA

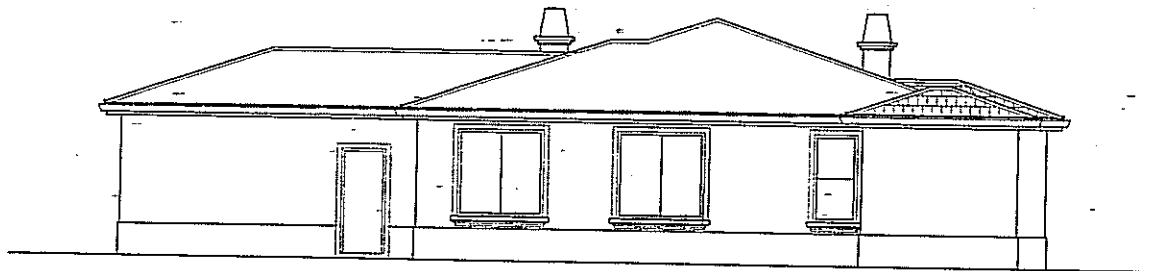
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ELEVATIONS  
PCL 3 & 4

SCALE  
AS NOTED  
BY  
B. W. H. D. H.

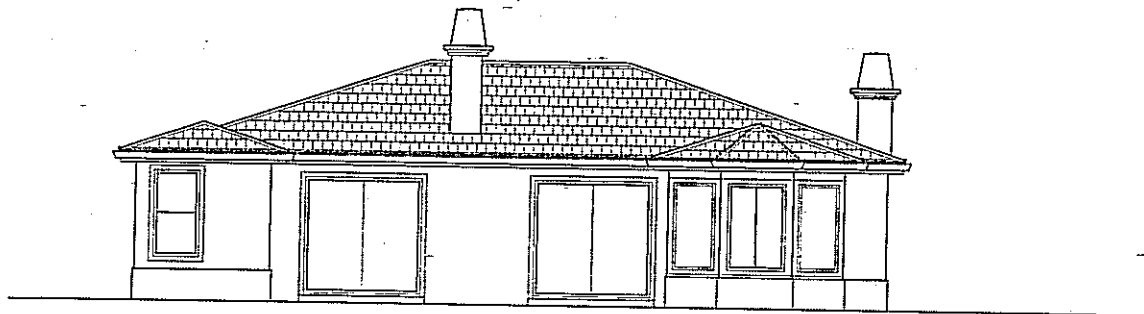
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PROJECT NO.  
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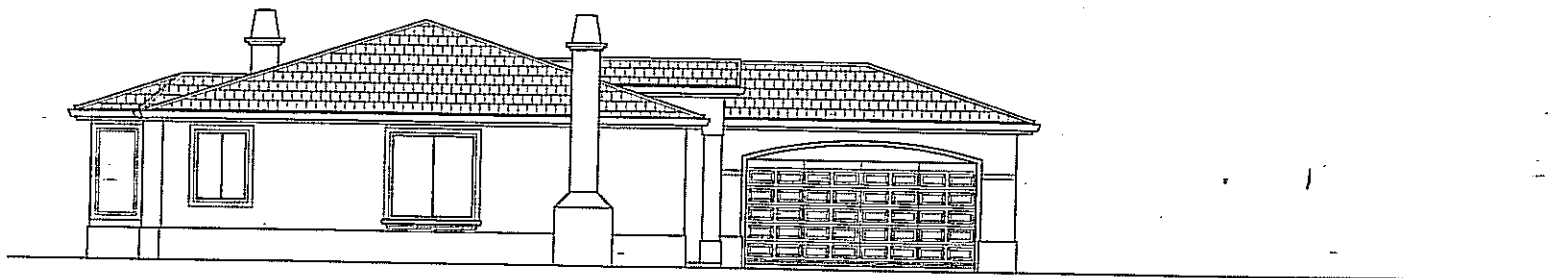
FOR OFFICIAL RECORD BY PERMITS



① SIDE ELEVATION (WEST) PCL 3, PCL 4 MIRROR  
SCALE 1/4" = 1'-0"



② REAR ELEVATION (SOUTH) PCL 3, PCL 4 MIRROR  
SCALE 1/4" = 1'-0"



③ SIDE ELEVATION (EAST) PCL 3 (4 SH)  
SCALE 1/4" = 1'-0"

3

PERSPECTIVES	
ELEVATIONS	
ATTACHMENT D	
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NO	DATE
PROJECT NAME	
FOUR NEW RESIDENCES	
554 BOBOLINK CIRCLE BURNLEY CA	
SHEET NAME	
ELEVATIONS	
PCL 3 & 4	
SCALE	SHEET NO
AS NOTED	A3.5
DATE	
PROJECT NO	
DS 127	

# ABBREVIATIONS

BU	BACK OF WALK
C	CONCRETE
CB	CATCH BASIN
DI	DRAINAGE INLET
EP	EDGE OF PAVEMENT
EX OR EXISTING	
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
JT	JOINT TRENCH
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
PR	PULL BOX
PL	PROPERTY LINE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
WM	WATER METER

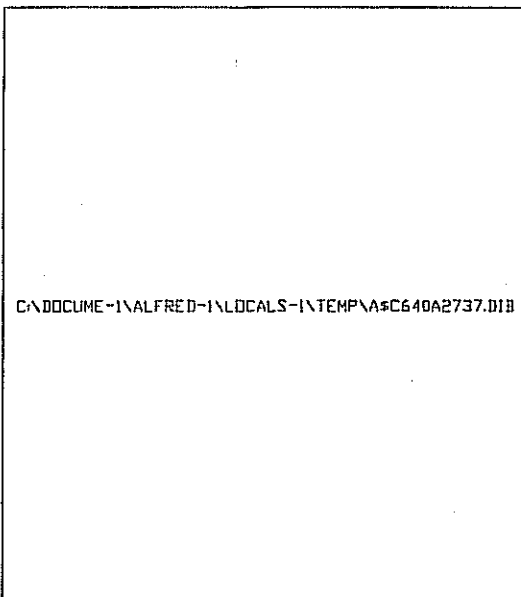
# LEGEND

	EXISTING ELECTROLINER
	IRON PIPE OR MONUMENT (FOUND)
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING FIRE HYDRANT
	EXISTING JOINT POLE
	EXISTING WATER VALVE
	EXISTING WATER METER W/ SERVICE
	EXISTING SANITARY CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN

# LEGEND

	IRON PIPE OR MONUMENT (FOUND)
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING FIRE HYDRANT
	EXISTING JOINT POLE
	EXISTING WATER VALVE
	EXISTING WATER METER W/ SERVICE
	EXISTING SANITARY CLEANOUT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN
	FENCE (AS NOTED)
	CONCRETE
	AC PAVING
	EXISTING ELECTROLINER
	PRIVATE STORM DRAINAGE EASEMENT

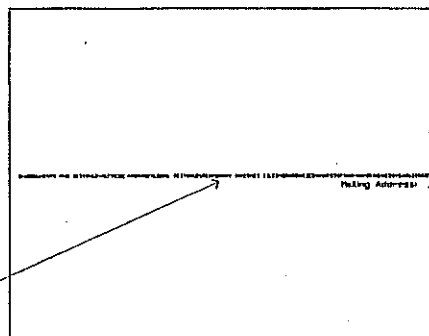
# TENTATIVE MAP FOUR (4) NEW SINGLE FAMILY HOUSES



SUNNYVALE  
SCALE: 1"=10'

CALIFORNIA  
DECEMBER 2005

SMP ENGINEERS LLC,  
CIVIL ENGINEERS



LOCATION MAP  
N.T.S.

# TABLE OF CONTENTS

SHEET	DESCRIPTION
1-1	TITLE, GENERAL NOTES, STATEMENTS & TABLES
1-2	TENTATIVE MAP
C-1	GRADING AND DRAINAGE PLAN COVER SHEET
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN

# STATEMENTS & TABLES

EXISTING ZONING: RO  
APN: 309-02-034  
SITE AREA: 0.68 ACRES (29,517 SQUARE FEET)

# GENERAL NOTES

- OWNERS AND DEVELOPERS:  
SHIMMER DMD  
3131 S BASECOT AVE STE 110  
CARMEL, CA 95008-8788 C033
- APPLICANT:  
SAME AS ABOVE
- EXISTING ZONING: RO
- EXISTING APN: 309-02-034
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING WELLS: NONE
- FLOOD ZONE: X
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTY: RESIDENTIAL
- WATER: CALIFORNIA WATER COMPANY
- FIRE PROTECTION: CITY OF SUNNYVALE
- STORM/ SANITARY SEWER: SUNNYVALE SANITARY DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/ CABLE: SDC/ COMCAST
- STREET TREES: NONE
- SITE AREA: 0.68 ACRES (29,517 SQUARE FEET)
- NEW EASEMENT AS SHOWN
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- ALL DIMENSIONS ARE APPROXIMATE
- ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED AS THE PROJECT IS DEVELOPED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.
- NO NEW STREET NAME



15541 CARMEL LANE  
1025 ALPINE CA 95021  
TEL: (408) 811-1011  
FAX: (408) 811-1011  
E-MAIL: SUPPORT@SMP.COM  
WWW.SMP.COM

DWG. NO.

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SMP ENGINEERS  
CIVIL ENGINEERS

TENTATIVE MAP  
LANDS OF THE RIDGECREST GROUP, APN 009-02-004  
674 BOBOLINK CIRCLE, SUNNYVALE, CA 94087  
COVER SHEET

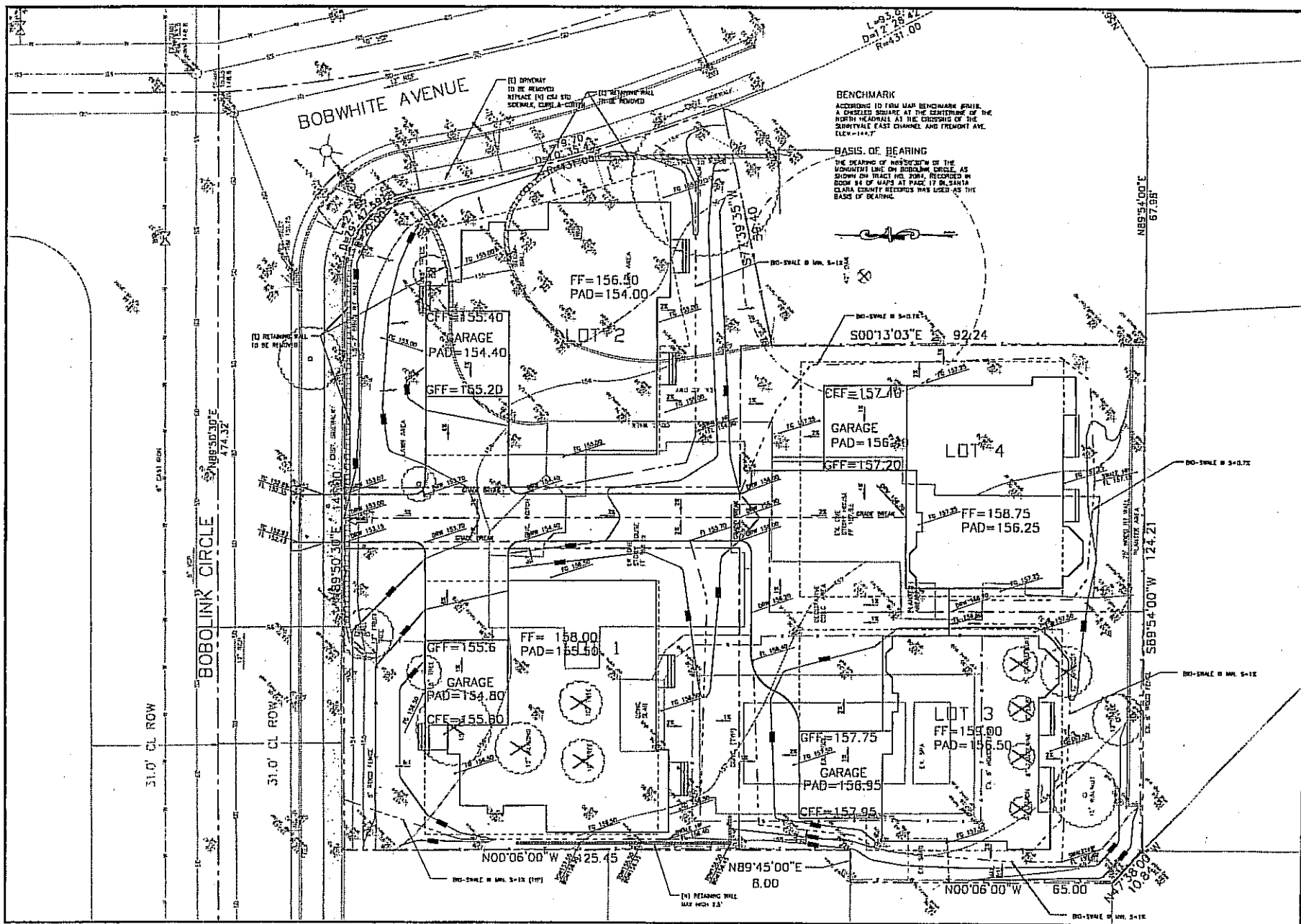
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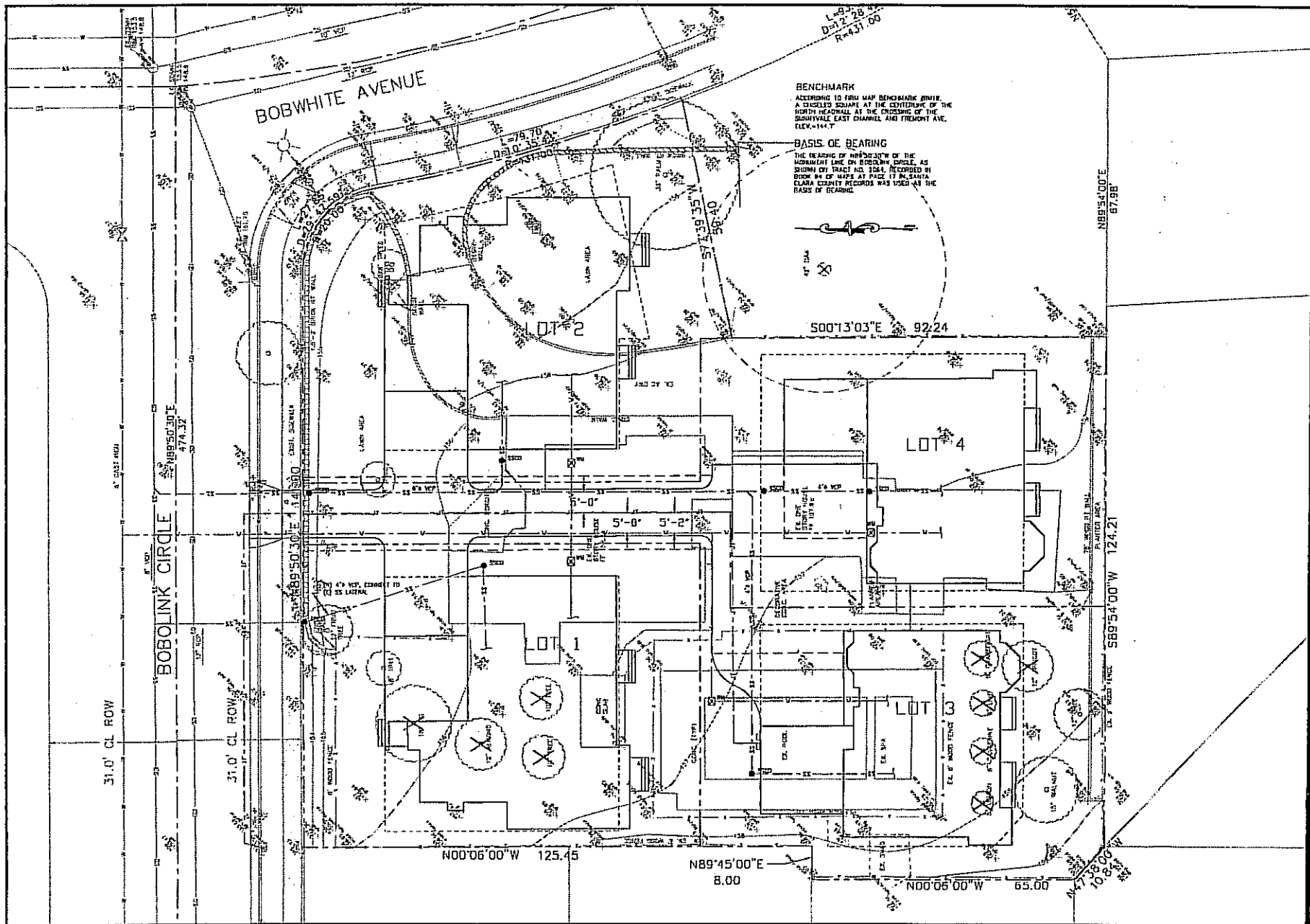
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AS NOTED  
Prepared by: R.H.  
Checked by: S.H.  
In: 23154  
Sheet:

T-1









**SMIP**  
**ENGINEERS, LLC**  
**CIVIL ENGINEERS**  
 1534 CARMEL LANE  
 105 ALTO, CA 94521  
 TEL (925) 947-8225  
 FAX (925) 947-8226  
 E-MAIL: SMIP@SMIP.COM  
 WWW.SMIP.COM

**UTILITY PLAN**  
 LANDS OF THE RIDGECREST GROUP, APN 308-02-034  
 674 BOBOLINK CIRCLE, SUNNYVALE, CA 94087

**UTILITY PLAN**  
 LANDS OF THE RIDGECREST GROUP, APN 308-02-034  
 674 BOBOLINK CIRCLE, SUNNYVALE, CA 94087

**UTILITY PLAN**  
 LANDS OF THE RIDGECREST GROUP, APN 308-02-034  
 674 BOBOLINK CIRCLE, SUNNYVALE, CA 94087

**C-8**

**ATTACHMENT D**  
 Page 16 of 18